

**City of Miami Beach - City Commission Meeting  
Commission Chambers, 3rd Floor, City Hall  
1700 Convention Center Drive  
September 10, 2003**

Mayor David Dermer  
Vice-Mayor Matti Herrera Bower  
Commissioner Simon Cruz  
Commissioner Luis R. Garcia, Jr.  
Commissioner Saul Gross  
Commissioner Jose Smith  
Commissioner Richard L. Steinberg

City Manager Jorge M. Gonzalez  
City Attorney Murray H. Dubbin  
City Clerk Robert E. Parcher

**ATTENTION ALL LOBBYISTS**

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

**ADDENDUM**

**PA – Presentations And Awards**

- PA8 Certificate Of Appreciation Presented To Dimitri "Jimmy" Gotsis, Police Department, For His Heroic Efforts In Saving The Lives Of Two Individuals.  
(City Manager's Office)
- PA9 Certificate Of Appreciation Presented To Mehdi Ashraf, Building Department, For Receiving The 2003 Florida Section Government Engineer Of The Year Award.  
(City Manager's Office)
- PA10 Certificate Of Appreciation Presented To Chris Kirk, Fire Department, For His Heroic Efforts In Saving The Lives Of Three Individuals.  
(City Manager's Office)
- PA11 Certificate Of Appreciation Presented To Captain Michael Auch, Miami Beach Police Department For His Recent Graduation From The Federal Bureau Of Investigation's Academy, Class No. 214.  
(Requested By Commissioner García)
- PA12 Proclamation Declaring September 11 – 17, 2003 As National Civic Participation Week In Miami Beach.  
(City Manager's Office)

- C4I Referral To The Community Affairs Committee To Discuss Changes To The Miami-Dade County's Lobbying Ordinance.

**(Requested By Commissioner Bower)  
(Memorandum)**

**R7- Resolution**

- R7J A Resolution Setting A Public Hearing, Pursuant To Miami Beach City Code Section 118-563, To Grant A Certificate Of Appropriateness For Demolition Of Fire Station No. 4, A Designated Historic Site Located At 6860 Indian Creek Drive, In Order To Construct A New Three Bay Fire Station On the Same Site.

**(Capital Improvement Projects)  
(Item Summary, Commission Memo, Resolution  
Staff Recommendation and HPB Agenda)**

- R7K A Resolution Adopting A Concurrency Management Program And Policy Exempting Small Businesses Operating Within Existing Structures From Transportation Concurrency Mitigation Fees If Such Businesses Generate Less Than 100 Trips Per Day, Assessing Fees On A Diminishing Sliding Scale For Such Businesses Generating Between 100 And 150 Trips Per Day, Providing Credit For Businesses Generating More Than 150 Trips Per Day Under Certain Circumstances, And Providing That Said Program And Policy Be Effective As Of January 1, 2003.

**(Public Works)  
(Item Summary, Commission Memo And Resolution)**

**R9- New Business And Commission Requests**

- R9F Request To Air "State Of Latin Entertainment Industry" On Channel 20.  
(Requested By Commissioner Cruz)


**End of Addendum**

C:MDR  
MHD  
LH



**CITY OF MIAMI BEACH  
OFFICE OF THE MAYOR & COMMISSION  
MEMORANDUM**

**TO: JORGE GONZALEZ  
CITY MANAGER**

**FROM: MATTI H. BOWER**   
**COMMISSIONER**

**DATE: September 5, 2003**

**RE: Referral to the Community Affairs Committee-Discussion  
regarding changes to the Miami-Dade County's Lobbying  
Ordinance**

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I would like to discuss the changes to the Miami-Dade County's Lobbying Ordinance at the next Community Affairs Committee meeting.

If you have any questions, please feel free to contact my Aide, Ms. Lorna Mejia, at extension 6627.

MHB/lm

RECEIVED  
03 SEP - 8 PM 4:12  
CITY MANAGER'S  
OFFICE

Agenda Item C4I  
Date 9-10-03

**CITY OF MIAMI BEACH  
COMMISSION ITEM SUMMARY**



**Condensed Title:**

A resolution setting a Public Hearing to consider granting a Certificate of Appropriateness for Demolition of the Historic Fire Station #4 in order to construct a new fire station on the same site.

**Issue:**

Should a Public Hearing be scheduled to consider granting a Certificate of Appropriateness for Demolition to authorize the demolition of the Historic Fire Station #4?


**Item Summary/Recommendation:**

The City Commission directed the City Administration to follow the appropriate procedures and processes to demolish the historic Fire Station #4 building located at 6860 Indian Creek Drive. This direction was provided at the Commission meeting of July 2, 2003. The Project Architect, MC Harry & Associates, presented the proposed site plan for the new station at the Historic Preservation Board meeting of September 9, 2003. The HPB voted to recommend to the City Commission that the historic building be demolished. The HPB further adopted the recommendations contained in the HPB Staff report as they relate to the new building, not all of which are presently funded. However, at this point, it is necessary for a Public Hearing to be scheduled to consider the granting of a Certificate of Appropriateness for Demolition for the project to proceed. It should be noted that the scheduling of a public hearing is not specifically required by City Code, but is a prudent measure and does not impact the construction schedule.

**Advisory Board Recommendation:**

The Historic Preservation Board recommended approval at its meeting of September 9, 2003.



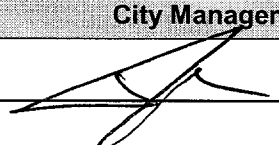
**Financial Information:**

Source of Funds:   Finance Dept.		Amount	Account	Approved
	1			
	2			
	3			
	4			
	Total			

**City Clerk's Office Legislative Tracking:**

Tim Hemstreet, CIP Office

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
		

AGENDA ITEM

R7J

DATE

9-10-03

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.ci.miami-beach.fl.us



## COMMISSION MEMORANDUM

**To:** Mayor David Dermer and  
Members of the City Commission

Date: September 10, 2003

**From:** Jorge M. Gonzalez  
City Manager

**Subject:** **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563 TO GRANT A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF FIRE STATION #4, A DESIGNATED HISTORIC SITE LOCATED AT 6860 INDIAN CREEK DRIVE, IN ORDER TO CONSTRUCT A NEW 3 BAY FIRE STATION LOCATED ON THE SAME SITE.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### ANALYSIS

On July 2, 2003, the City Commission directed the City Administration to pursue the demolition of the existing historic Fire Station #4 based on the fact that the cost for the relocation of the building was significantly higher than initially estimated. A second item that was included in this status report was that the Fire Department had requested some minor changes to the new facility in order to serve their needs better. This has resulted in an increase to the footprint of the proposed structure. A copy of the July 2, 2003 Status Report on Fire Station #4 is attached for reference.

Based on the information presented, and as noted above, the Capital Improvement Projects Office authorized the Project Architect, MC Harry & Associates, to prepare the necessary documents for submittal to the Historic Preservation Board (HPB) in order to proceed with the demolition of the historic building. This item was presented to the HPB at its September 9, 2003 meeting for consideration. The HPB approved a motion to recommend to the City Commission that the historic building be demolished. The vote on the motion was 4 members recommending demolition and 3 members against.

As also noted above, a related issue considered by the HPB regards the change to the proposed new building footprint of an approximate 700 square feet. The HPB also approved a motion authorizing this revision to the previously approved new building, provided that the final design addresses the recommended requirements of the Planning Department in the Historic Preservation Board Staff Report (also attached) as well as certain landscaping requirements. The landscaping requirements generally include adding canopy shade trees the length of the project site along the Indian Creek

Waterway as well as along the sidewalk along Indian Creek Drive. The HPB also directed that a five foot swale/planting strip be added between the curb and the sidewalk along Indian Creek Drive.

The staff recommended items approved by the HPB, in part, include:

1. Glass fenestration shall be incorporated at the south end of the west elevation of the new fire station along the "day room" in a manner to be approved by staff.
2. An architectural concrete "breeze block" wall shall be incorporated on the west elevation of the new fire station in a manner approved by staff.
3. The monument to the demolished historic fire station shall be relocated to a prominent public location on the east side of the subject property (east of the existing pumping station) slightly to the south side of the historic fire station's original front lawn/vehicle equipment bay driveway area.
4. The design, materials, and detailing of the historic monument shall be of museum quality; the monument shall include an historic analysis of the original 69<sup>th</sup> Street Fire Station (Fire Station #4), inclusive of (a) high quality historic photographic image(s) of the historic structure and site, and a written description of the history and evolution of the original building and site.
5. A significantly revised landscape plan that increases the amount and level of landscaping to the site, including requirements that exterior walkways and driveways be constructed of decorative pavers, a requirement that landscape areas abutting driveways and parking areas be defined by decorative bollards, and a requirement to landscape the 69<sup>th</sup> Street streetend.

It should be noted that the five items noted above were not contemplated or consequently budgeted in the current design, so their inclusion, while relatively minor, will have an impact on the final project budget.

At this time, in order for the project to proceed as previously directed, it is necessary for the City Commission to schedule a Public Hearing to consider the need to grant a Certificate of Appropriateness for Demolition. If approved, the current schedule provides for the project to be bid in December/January with a proposed construction commencement in March 2004.

It should be noted that the City Code does not require the City Commission to schedule a public hearing in considering the issuance of a Certificate of Appropriateness for Demolition, however, this is the same process followed by the Historic Preservation Board. In order to protect the City from potential challenge, it is recommended that the Commission follow the same process. Following this process does not affect the construction schedule for the new fire station.

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.miamibeachfl.gov



## COMMISSION MEMORANDUM

**To:** Mayor David Dermer and  
Members of the City Commission

**Date:** July 2, 2003

**From:** Jorge M. Gonzalez  
City Manager

**Subject:** DISCUSSION REGARDING THE STATUS REPORT OF THE GENERAL  
OBLIGATION BOND FUNDED PROJECT FOR THE REHABILITATION OF  
FIRE STATION NO. 4.

Previous Status Reports discussed the steps taken by the Administration to obtain construction permit approval from the City and County regulatory agencies in order to relocate the historic Fire Station No. 4 building to a southwesterly position on the site (Phase I), as well as the developments of the design effort for the new Fire Station building (Phase II). While plans and construction efforts have advanced as anticipated, new information has been developed that warrants a full City Commission review and discussion.

### Phase I Update

The Job Order Contract (JOC) contractor to whom construction documents were submitted sent its initial cost proposal on June 18, 2003 (Attachment 1) for relocation of the existing historic Fire Station No. 4. The contractor proposes to furnish most of the necessary workmanship, equipment and engineering services for the relocation of the building for the amount of \$664,943.05. This estimate is much higher than the previous projection.

In addition to the costs of relocating the building, as noted below, some level of additional work will be necessary to structurally shore the building once it is moved. Unfortunately, the level of work needed cannot be known until the building is fully relocated because this work, in part, will be needed in order to address existing deficiencies as well as any that occur incidental to the relocation effort. The complete scope will be identified through a series of destructive tests, evaluation by the engineer, permitting by the Building Official, and then work by the contractor. MC Harry and Associates has previously estimated the amount of this effort to be \$125,000.

Additionally, the current cost proposal may be modified when all comments from the permitting agencies are complete and a new set of revised documents including those comments are resubmitted to the contractor. There are also additional costs that are not factored into the number above that must also be considered as the City is likely to incur a substantial portion, if not all, of them. All costs are outlined in the table below.

Agenda Item R9C  
Date 7-2-03

1. Building Relocation Costs	\$ 664,943
2. Proposed 2% contingency for additional changes required by permitting agencies changes or comments	\$ 13,299
3. Anticipated Structural Repairs (estimate, to be confirmed after exploratory tests are performed after building relocation)	\$ 125,000
4. Special Inspector required by Building Department	\$ 9,828
5. 10% Construction Contingency	\$ 80,324
6. 4% Professional Fees for The Gordian Group (JOC consulting firm)	\$ 35,775
<b>Total Estimated Costs for Relocations</b>	<b>\$ 929,169</b>

Since Phase 1 costs were previously estimated to be \$504,596, this presents an additional shortfall in the range of \$425,000 to \$450,000.

The difference between the original cost estimate by the Architect and the actual cost of the Contractor are primarily due to the refinement and development of information and plans at this point in the process. The added items comprise generally the construction of a temporary road that would allow the heavy duty moving equipment (with the building) to transit safely from the building's current location to the specified southwesterly position on the site. In addition, the water table level in the immediate vicinity of the building would require the contractor to provide a stabilizing soil base in order to provide a solid maneuvering platform support for the cranes and jacks used to lift the building. These two elements were not anticipated in the original cost estimate.

As indicated in previous Project Status Reports, the renovation of the building's interior is not funded. As a result, it is not included in the current scope of the Project. The current scope of the Project only relocates the building and provides structural improvements to stabilize it. The building will not be habitable until further renovations, outside this project, are completed.

The following analysis is an illustration of the process that will be followed in the event the City Commission, on July 2, 2003, issues a directive to the Administration to either pursue additional funding sources to cover the projected deficit or the demolition of the existing building:

**A. Scenario 1: Additional funding is authorized for the Project (see Table 1).**

On July 2, 2003, if additional funding is authorized by the Mayor and City Commission to cover the projected deficit for the Project, those funds would need to be appropriated by the City Commission during the meeting of July 30, 2003. Consequently, the Phase 1 timeline for construction would be modified as follows:

- July 30, 2003: Presentation of a Resolution to the Mayor and City Commission for the appropriation of the additional funds.



- August 2003: Issuance of a Notice to Proceed to the contractor to commence with the Work.
- December 2003: Anticipated Substantial Completion
- January 2004: Anticipated Project close-out

**B. Scenario 2: Additional funding is not available for the Project.**

In the event no additional funding is identified for the Project, the Administration, for illustration, is offering the following options:

Option 1 (see Table 2): On July 2, 2003, the Mayor and City Commission may direct the Administration to put the Project on hold until additional funding sources are identified and further appropriation is made to cover the projected deficit.

If Phase 1 was put on hold, the timeline for Phase 2, consisting of the construction of the new Fire Station would also be directly affected since the new building is planned to be constructed in the same location as the historic building.

Option 2 (see Tables 3 and 4): If, on July 2, 2003, the Mayor and City Commission directs the Administration to pursue the demolition of the existing building, then the project would need to be presented to the Historic Preservation Board for a recommendation in the HPB meeting of September 9, 2003:

- a) The HP Board may revise their initial order to relocate the building and may concur with the City Commission's decision to demolish the existing Fire Station.

In that event, the impact on the project timeline would be minimal since both phases of the project would merge and the demolition of the historic Station would be bid as an integral part of the whole package. The cost for demolition of the entire historic structure is estimated to be \$100,000.

- b) On September 9, 2003, the HP Board's vote may be contrary to the City Commission's decision to demolish the building. In that event, the Project would be brought back to the City Commission on September 10, 2003 or October 15, 2003 for a final decision on the fate of the building. The cost for demolition of the entire historic structure is estimated to be \$100,000.

If the City Commission decides to override the HP Board's decision, the remaining project, including demolition, could be issued for bids in Fall 2003, and a Notice to Proceed could be issued in early 2004.

**Phase II Update**

Concurrent with the Phase I developments noted above, and as indicated in the Project Status Report of June 11, 2003, 75% construction documents were submitted for the City's review by MC Harry and Associates. This review is ongoing.

During the months of May and June 2003, a series of meetings with Fire Department personnel were held to review the construction documents for the new building as well as telecommunications and Furniture, Fixtures and Equipment (FF&E) issues. The latest of such meetings was held on June 23, 2003, with Fire Department Senior Staff who expressed legitimate operational concerns regarding the current design limitations caused by the Project's budgetary constraints and the space constraints of the site. The areas of immediate concern are the Kitchen and Dormitory areas.

In order to address the Fire Department's issues, CIP Staff will revisit specific design issues with MC Harry and Associates, the City's consultant. It must be noted that possible solutions may include extending the current building footprint to the South and to the West. Additional services fees for the consultant to do these changes are anticipated. The addition of more usable space to the Project would also augment the current deficit. If funding were made available to implement any changes in the design, a schedule adjustment of sixty (60) to ninety (90) days is anticipated.

It should be noted that this project has been proceeding in an expedited fashion since final approval from the Historic Preservation Board was achieved in July 2002. Progress on the project has been focused on completing design and getting into construction as quickly as possible, with interior space layouts and ergonomic items taking a secondary priority to speed. At this point in time, the space, while functional, needs to be "tweaked" by the end user, the Fire Department, in order to ensure their operational concurrence. Although this may present an additional 60 to 90 days of time to the current project schedule, this is a normal adjustment, and an appropriate measure, to do this project right.

If modifications are made to the current design, CIP staff estimates bidding of Phase II will move from the current projection of September/October 2003 to December 2003/January 2004, with a project construction commencement date moving from January 2004 to March 2004.

At this time, Fire Department personnel, assisted by CIP staff, will prepare a comprehensive list of FF&E that are presently unfunded. At the commencement of the project, a decision was made to only include building related construction costs in the capital budget. As a result, there was no allocation made in the capital budget for FF&E. During recent G.O. Bond Oversight Committee meetings and City Commission meetings, several expressions of interest have been made by members to include the FF&E amounts in the discussion of the overall funding for Fire Station No. 4. For Fire Station No. 2, an allocation of \$165,000 was set aside for FF&E, suggesting that the respective budgets for the two stations were treated differently. As an FF&E budget has not yet been established for Fire Station No. 4 and because the FF&E amount for Fire Station No. 2 may not be adequate (the final number will be determined through future sessions with the Fire Station No. 2 team), staff is recommending a planning number of \$200,000 be used at this time.

As reported in the last Status Report, the current estimate from MC Harry for Phase 2 of the project (Attachment 2) is \$2,250,873. Total construction funding for Phase 2 is \$1,939,686, which leaves a current shortfall for Phase 2 at approximately \$311,187. As noted above, for

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planning purposes, staff estimates FF&E for the Fire Station No. 4 facility to be in the area of \$200,000. This amount is presently being evaluated by staff and is subject to change as the list is developed.

For Phase 1 and Phase 2, the project is short an estimated \$736,187 to \$761,187, plus the amount estimated for FF&E of \$200,000, for a total estimated shortfall of \$936,000 to \$961,187.

The Administration will continue informing the Mayor and City Commission on the important events of the Project.

### **CONCLUSION**

Essentially, the current situation represents the convergence of two highly important and emotional issues: historic preservation and fire safety, respectively. The City has, and continues to, vigorously support both areas through funding commitments, ordinances, and policies. In fact, with this project, we have attempted to satisfy both of these policy goals by trying to preserve a cultural and historic icon that is clearly obsolete as a Fire Station, and by trying to design a state-of-the-art Fire Station that will serve the North Beach community for the next 30 to 50 years.

We have, however, reached a crossroads, where it has become clear that the present pot of funding, \$1,939,686, is sufficient to accomplish only one of these two policy goals. We can choose to add almost \$1 million to this project to address both of these policy goals, or we can decide to revisit the previous discussions on the cultural significance of the historic building. Please keep in mind that the historic building requires an estimated \$770,000 in additional funds, over and above the \$1 million noted above, to make it a useable facility.

With this situation, the Administration can provide the factual and detailed information needed by the Commission to assist in making such a decision. However, the decision is one that represents the community's cultural and historic values. While staff can determine whether or not a building is architecturally significant, whether or not a building reflects the historic nature of the area, or whether or not the building is a final remaining example of an architect's work, staff is not in the best position to determine if a building has an intrinsic value to the community that rises to a level of spending \$1.8 million of taxpayer dollars to preserve.

In considering your decision, please be aware that this highly visible and important project is "on hold" until a decision is made. The City may be able to allocate sufficient funds from various reserves, such as the Capital Reserve Fund, to fund both projects. Depending upon the source of funds, various other issues may arise on our financial rating, operations or other capital projects. If the Commission wishes to fund these added costs the Administration will make every effort to work through any of the issues that may arise for a designated funding source.

JMG/RCM/TH/MM

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**Fire Station #4**  
City Commission Status Report for July 2, 2003  
Summary Chart of Options

	Funding	Costs	Estimated Shortfall	Projected Construction Start	Projected Construction Finish
<b>Current Situation</b>					
Phase 1	\$ 504,596	\$ 929,169	\$ (424,573)	August-03	January-04
Phase 2	\$ 1,435,090	\$ 1,746,277	\$ (311,187)	January-04	January-05
FF&E (estimated)	\$ -	\$ 200,000	\$ (200,000)		
Total	\$ 1,939,686	\$ 2,875,446	\$ (935,760)		

**TABLE 1**

**Scenario 1 - Additional Funds Available**

Phase 1	\$ 929,169	\$ 929,169	\$ -	August-03	January-04
Phase 2	\$ 1,746,277	\$ 1,746,277	\$ -	March-04	March-05
FF&E (estimated)	\$ 200,000	\$ 200,000	\$ -		
Total	\$ 2,875,446	\$ 2,875,446	\$ -		

Action Required by City Commission on July 30, 2003: Appropriation of \$935,760 from Capital Reserve Fund, or other source  
Assumes additional time on Phase 2 of 90 days to address dormitory and kitchen issues  
Assumes additional costs for structural shoring is limited to A/E estimate of \$125,000

**TABLE 2**

**Scenario 2 - No Additional Funds Available**

<b>Option 1</b>					
Phase 1	\$ 504,596	\$ 929,169	\$ (424,573)		Placed on Hold
Phase 2	\$ 1,435,090	\$ 1,746,277	\$ (311,187)		Placed on Hold
FF&E (estimated)	\$ -	\$ 200,000	\$ (200,000)		
Total	\$ 1,939,686	\$ 2,875,446	\$ (935,760)		

Action Required by City Commission on July 30, 2003: Direction to place project on hold  
Assumes additional time on Phase 2 of 90 days to address dormitory and kitchen issues  
Assumes additional costs for structural shoring is limited to A/E estimate of \$125,000

**TABLE 3**

**Scenario 2 - No Additional Funds Available**

**Building demolished with HPB Approval**

<b>Option 2A</b>					
Phase 1	\$ 100,000	\$ 100,000	\$ -	N/A	N/A
Phase 2	\$ 1,839,686	\$ 1,746,277	\$ 93,409	March-04	March-05
FF&E (estimated)	\$ -	\$ 200,000	\$ (200,000)		
Total	\$ 1,939,686	\$ 2,046,277	\$ (106,591)		

Action Required by City Commission on July 30, 2003: Direction to demolish historic building  
Action Required by Historic Preservation Board on September 9, 2003: Approval to demolish historic building  
Assumes additional time on Phase 2 of 90 days to address dormitory and kitchen issues  
Assumes additional costs for structural shoring is limited to A/E estimate of \$125,000

**TABLE 4**


**Scenario 2 - No Additional Funds Available**

**Building demolished without HPB Approval**

<b>Option 2B</b>					
Phase 1	\$ 100,000	\$ 100,000	\$ -	N/A	N/A
Phase 2	\$ 1,839,686	\$ 1,746,277	\$ 93,409	March-04	March-05
FF&E (estimated)	\$ -	\$ 200,000	\$ (200,000)		
Total	\$ 1,939,686	\$ 2,046,277	\$ (106,591)		

Action Required by City Commission on July 30, 2003: Direction to demolish historic building  
Action Required by Historic Preservation Board on September 9, 2003: Denial to demolish historic building  
Action Required by City Commission on October 15, 2003: Override HPB denial and 2nd direction to demolish historic building  
Assumes additional time on Phase 2 of 90 days to address dormitory and kitchen issues  
Assumes additional costs for structural shoring is limited to A/E estimate of \$125,000

# ATTACHMENT 1

June 18, 2003	<b>COST PROPOSAL DETAIL</b>	 <b>City of Miami Beach</b>
<b>Project Number</b> 75.01.02.CIP.004.00	<b>Job Order Construction Services</b> Fire Station No4 relocation	

Sect.	Item	Mod.	UOM	Description	Line Total
	Wbs			User Note	

## Section 01-General Conditions

01152	1122	CRW 3 Person Survey Crew (Surveyor, Rodman, Chainman, Equipment And Instruments)					\$4,853.50
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	48.00 x	97.46 x	1.0375 =	4,853.5080	
WBS - 01000		Survey points and Pile lay out					
01152	1211	EA	Install Survey Monument				\$57.50
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	1.00 x	55.43 x	1.0375 =	57.5086	
WBS - 01000							
01501	1003	MO	Portable Toilets, Chemical				\$373.50
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	6.00 x	60.00 x	1.0375 =	373.5000	
WBS - 01000							
01501	2001	EA	Construction Sign, (Temporary-Post Mounted)				\$234.86
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	1.00 x	226.38 x	1.0375 =	234.8693	
WBS - 01000							
01530	2003	LF	Temporary 8' High Chain Link Fence & Posts, Up To 12 Months, Excluding Vehicle Gates				\$8,190.85
			Quantity	Unit Price	Fact.	Total	
WBS - 02000		Installation	1,080.00 x	7.31 x	1.0375 =	8,190.8550	
WBS - 02000							
01530	2008	EA	Temporary 8' High Chain Link Vehicle Gate & Posts Set In Earth 2 Ft Deep, With Double Rail. Includes Digging Hole & Removal				\$1,111.66
			Quantity	Unit Price	Fact.	Total	
WBS - 02000		Installation	6.00 x	178.58 x	1.0375 =	1,111.6605	
WBS - 02000							
01530	2013	EA	6' x 6' Temporary Tree Guard, 2x4 Construction, 4 Uprights Set In Earth 2 Ft Deep, With Double Rail. Includes Digging Hole & Removal				\$537.84
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	8.00 x	64.80 x	1.0375 =	537.8400	
WBS - 01000							
01610	3003	MO	Rolling Scaffolding 14' To 20' Complete With Wheels, Railings, Etc., (5' Wide X 7' Long Section)				\$2,522.21
			Quantity	Unit Price	Fact.	Total	
WBS - 01000		Installation	15.00 x	162.07 x	1.0375 =	2,522.2144	
WBS - 01000							

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total
Wbs			User Note		
01630	2014		EA	20 CY Dumpster (7 Ton Capacity) "Construction Debris" Note: Price Includes Service To Deliver And Pick-up Of Dumpster, Hauling Of Debris, Rental Of Dumpster And Disposal Fee.	\$1,494.00
			Quantity	Unit Price	Fact.
			6.00 x	240.00 x	1.0375 =
					Total
					1,494.0000
			WBS - 01000	Installation	
			WBS - 01000		
01630	2015		EA	30 CY Dumpster (10 Ton Capacity) "Construction Debris" Note: Price Includes Service To Deliver And Pick-up Of Dumpster, Hauling Of Debris, Rental Of Dumpster And Disposal Fee.	\$4,108.50
			Quantity	Unit Price	Fact.
			12.00 x	330.00 x	1.0375 =
					Total
					4,108.5000
			WBS - 01000	Installation	
			WBS - 01000		
01630	4001		CY	Rubbish Handling Via Stairs, Per CY Of Material Per Floor	\$831.66
			Quantity	Unit Price	Fact.
			480.00 x	1.67 x	1.0375 =
					Total
					831.6600
			WBS - 01000	Installation	
			WBS - 01000		
01641	0116		MO	Air-Compressor, Gas Portable, 175 CFM, 90 HP Lift	\$1,245.00
			Quantity	Unit Price	Fact.
			2.00 x	600.00 x	1.0375 =
					Total
					1,245.0000
			WBS - 01000	Installation	
			WBS - 01000		
01641	2316		MO	8' X 28' Office, With Toilet Lift	\$1,239.21
			Quantity	Unit Price	Fact.
			6.00 x	199.07 x	1.0375 =
					Total
					1,239.2108
			WBS - 01000	Installation	
			WBS - 01000		
01641	2316	2331	MO	For Delivery And Set-Up (Block & Level), Add Per Each	\$155.62
			Quantity	Unit Price	Fact.
			1.00 x	150.00 x	1.0375 =
					Total
					155.6250
			WBS - 01000	Installation	
			WBS - 01000		
01641	2316	2332	MO	For Knock-down & Pick-up, Add Per Each	\$119.31
			Quantity	Unit Price	Fact.
			1.00 x	115.00 x	1.0375 =
					Total
					119.3125
			WBS - 01000	Installation	
			WBS - 01000		
01641	2316	2333	MO	For Anchoring Into Dirt, Add	\$62.25
			Quantity	Unit Price	Fact.
			1.00 x	60.00 x	1.0375 =
					Total
					62.2500
			WBS - 01000	Installation	
			WBS - 01000		
01641	2412		MO	Storage Container, 8'x8'x20' Lift	\$458.78
			Quantity	Unit Price	Fact.
			6.00 x	73.70 x	1.0375 =
					Total
					458.7825
			WBS - 01000	Installation	
			WBS - 01000		
01641	2412	2415	MO	For Drop-off Or Pick-up (Each Way), Add	\$155.62
			Quantity	Unit Price	Fact.
			2.00 x	75.00 x	1.0375 =
					Total
					155.6250
			WBS - 01000	Installation	
			WBS - 01000		

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total		
Wbs		User Note					
01641	2422		MO	Desk Chair, Rolling Lift	\$64.11		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	6.00 x	10.30 x	1.0375 =	64.1175
	WBS - 01000						
01641	2431		EA	Phone Hook-Up Lift	\$46.99		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	1.00 x	45.30 x	1.0375 =	46.9988
	WBS - 01000						
01641	2432		MO	Local Phone Service Lift	\$179.46		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	6.00 x	28.83 x	1.0375 =	179.4668
	WBS - 01000						
01641	2433		MO	Fax Machine Lift	\$128.17		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	6.00 x	20.59 x	1.0375 =	128.1728
	WBS - 01000						
01641	2434		MO	Copier Lift	\$205.11		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	6.00 x	32.95 x	1.0375 =	205.1138
	WBS - 01000						
01641	2435		MO	Steps Lift	\$232.06		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	6.00 x	37.28 x	1.0375 =	232.0680
	WBS - 01000						
01641	3823		MO	Loader-Backhoe, 1-3/4 CY, 30" Bucket, 18'-0" Depth, 112 HP With Full-time Operator	\$25,527.72		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	3.00 x	8,201.68 x	1.0375 =	25,527.7290
	WBS - 01000						
01641	4066		MO	Platform 39" x 120" x 60' Height, 1250# PSI, With Coupling	\$5,079.00		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	3.00 x	1,631.81 x	1.0375 =	5,079.0086
	WBS - 01000						
01641	5138		WK	Tandem Dump Truck, 12 Ton Payload With Full-time Truck Driver	\$9,365.20		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	3.00 x	3,008.90 x	1.0375 =	9,365.2013
	WBS - 01000						
01641	5731		DAY	Cranes Hydraulic, 70 Ton Lift, With Full-time Operator (Per Person Needed, Per Day)	\$3,307.68		
				Quantity	Unit Price	Fact.	Total
	WBS - 01000		Installation	3.00 x	1,062.71 x	1.0375 =	3,307.6849
	WBS - 01000						

Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total
	Wbs			User Note	
01641	7402		WK	4000 To 5999 LB Forklift With Full-time Operator (Per Person Needed, Per Day)	\$1,401.81
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 1,351.15 x 1.0375 =	1,401.8181
	WBS - 01000				
01641	7532		WK	Excavator, 1-1/2 To 1-3/8 CY With Full-time Operator (Per Person Needed, Per Day)	\$2,242.69
				Quantity Unit Price Fact. Total	
	WBS - 02000		Installation	1.00 x 2,242.69 x 1.0000 =	2,242.6900
	WBS - 02000				
01641	8204		DAY	3000 PSI Gas Pressure Washer With Full-time Operator (Per Person Needed, Per Day)	\$768.25
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 740.49 x 1.0375 =	768.2584
	WBS - 01000				
01641	8406		MO	60" Wide, 1/3 CY Bobcat, Diesel With Full-time Operator Driver	\$5,678.74
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 5,473.49 x 1.0375 =	5,678.7459
	WBS - 01000				
01641	8409		MO	Hydraulic Hammer Attachment Driver	\$1,341.20
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 1,292.73 x 1.0375 =	1,341.2074
	WBS - 01000				
01641	8648		WK	11-12 Ton Smooth Drum, Selfpropelled, With Full-time Operator	\$2,316.88
				Quantity Unit Price Fact. Total	
	WBS - 02000		Installation	1.00 x 2,233.14 x 1.0375 =	2,316.8828
	WBS - 02000				
01641	9306		MO	90-105 HP, D4 Or D5 Bulldozer, With Fulltime Operator Fee, Delivery On Truck With Trailer, Set-up & Return	\$8,816.63
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 8,497.96 x 1.0375 =	8,816.6335
	WBS - 01000				
01641	9904		EA	Bobcat Delivery (Or Similar Sized Equipment), Equipment Delivery Fee, Delivery On Truck With Trailer, Set-up & Return	\$81.52
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 78.58 x 1.0375 =	81.5268
	WBS - 01000				
01641	9905		EA	Backhoe, Dozer, Loader Or Excavator (Or Similar Sized Equipment) Up To 250 HP Equipment Delivery Fee, Delivery On Truck With Trailer, Set-up & Return	\$369.63
				Quantity Unit Price Fact. Total	
	WBS - 01000		Installation	1.00 x 356.27 x 1.0375 =	369.6301
	WBS - 01000				



# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total	
	Wbs			User Note		
01641	9906		EA	Backhoe, Dozer, Loader Or Excavator (Or Similar Sized Equipment) > 250 HP Equipment Delivery Fee, Delivery On Truck With Trailer, Set-up & Return	\$554.36	
			Quantity	Unit Price	Fact.	Total
	WBS - 01000	Installation	1.00 x	534.33 x	1.0375 =	554.3674
	WBS - 01000					
01661	1112		EA	Laboratory Compaction Test, ASTM D1557 Note: 2 test minimum.	\$2,430.86	
			Quantity	Unit Price	Fact.	Total
	WBS - 01000	Installation	20.00 x	117.15 x	1.0375 =	2,430.8625
	WBS - 01000					
01661	1121		EA	Proctor Compaction 6" Standard Mold Note: Florida Department of Health and Rehabilitative Services, Chapter 100-6.57. 2 per job minimum.	\$315.40	
			Quantity	Unit Price	Fact.	Total
	WBS - 01000	Installation	2.00 x	152.00 x	1.0375 =	315.4000
	WBS - 01000					
01661	2111		EA	Compression, 6 X 12 Cylinder ASTM C 39 Note: Price is per mix, first of any series. Materials furnished by supplier, laboratory sampling included, 1 trial batch and 6 cyl. tests.	\$311.25	
			Quantity	Unit Price	Fact.	Total
	WBS - 01000	Installation	20.00 x	15.00 x	1.0375 =	311.2500
	WBS - 01000					
01661	6342		HR	Pile Driving Inspection Note: 4 hour minimum.	\$1,452.50	
			Quantity	Unit Price	Fact.	Total
	WBS - 01000	Installation	40.00 x	35.00 x	1.0375 =	1,452.5000
	WBS - 01000					
Subtotal for 01					\$99,969.25	

## Section 02-Site Work

Section 02-000 WORK

02011	8001	EA	Minimum Set-up Charge For Boring For projects where the total boring charge is less than the minimum set-up charge. Use this item exclusively. This item should not be used in conjunction with any other items in this section.				\$1,348.75
			Quantity	Unit Price	Fact.	Total	
	WBS - 02000	Installation	2.00 x	650.00 x	1.0375 =	1,348.7500	
	WBS - 02000	For relocating monitoring wells					

02102	1404	EA	Stump Removal, >24" To 36" (>61 cm To 91 cm) Diameter, Includes Loading				\$1,280.73
			Quantity	Unit Price	Fact.	Total	
	WBS - 02000	Installation	9.00 x	137.16 x	1.0375 =	1,280.7315	
	WBS - 02000						

02102	1415	EA	Tree Removal, >36" To 48" (>91 cm To 121 cm) D.B.H. (Diameter & Breast & Height), Includes Cutting Up Tree, Chipping & Loading.				\$4,531.76
			Quantity	Unit Price	Fact.	Total	
	WBS - 02000	Installation	9.00 x	485.33 x	1.0375 =	4,531.7689	
	WBS - 02000						

**Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation**

Sect.	Item	Mod.	UOM	Description	Line Total	
	Wbs			User Note		
02111	3204		CCF	Demo Reinforced Concrete Building With Bulldozer/Excavator Remove Building, By Building Volume	\$27,135.25	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	547.05 x	47.81 x	1.0375 =	27,135.2528
	WBS - 02000					
02112	1111		SY	Break-up Bituminous Pavement With Loader, 1" To 3" Hammer, 1" To 3"	\$1,658.34	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	720.00 x	2.22 x	1.0375 =	1,658.3400
	WBS - 02000					
02112	1211		SY	Break-up And Demo To 3" Thick Concrete Or Bituminous, Without Reinforcing	\$1,781.12	
			Note: Work includes breaking into manageable size by machine, removal and loading onto a truck or dumpster.			
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	315.00 x	5.45 x	1.0375 =	1,781.1281
	WBS - 02000					
02119	1209		TON	Landfill Dump Fee (All Materials Except Hazardous & Tires)	\$15,303.54	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	240.00 x	61.46 x	1.0375 =	15,303.5400
	WBS - 02000					
02210	1005		SY	Rough Grade Small Area With Dozer Concrete Placement	\$1,397.46	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	4,345.00 x	0.31 x	1.0375 =	1,397.4606
	WBS - 02000					
02210	3103		SY	Subgrade Structure Grading Structures & Slabs, With Bobcat Concrete Placement	\$806.13	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	2,100.00 x	0.37 x	1.0375 =	806.1375
	WBS - 02000					
02210	3202		SF	Finish Grade Structures & Slabs, By Hand, Hand Clean For Concrete Placement	\$473.10	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	2,400.00 x	0.19 x	1.0375 =	473.1000
	WBS - 02000					
02210	4212		SY	Trim & Shape Area With Bobcat Or Front End Loader	\$1,622.85	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	4,345.00 x	0.36 x	1.0375 =	1,622.8575
	WBS - 02000					
02213	4037		TON	Limestone, 3/8" To 7/8"	\$53,992.22	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000	Installation	5,455.00 x	9.54 x	1.0375 =	53,992.2263
	WBS - 02000					
02244	1001		CSF	Soil Poisoning	\$984.17	
			Quantity	Unit Price	Fact.	Total
	WBS - 03000	Installation	340.00 x	2.79 x	1.0375 =	984.1725
	WBS - 03000					

**Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation**

Sect.	Item	Mod.	UOM	Description	Line Total	
	Wbs			User Note		
02264	2101		LF	2' High Silt Fence with Stakes at 4' O.C With Stakes	\$146.08	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	220.00 x	0.64 x 1.0375 =	146.0800
	WBS - 02000					
02311	3003		VLF	Concrete Pile, >15-20 FT	\$51,441.84	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	750.00 x	66.11 x 1.0375 =	51,441.8438
	WBS - 02000					
02530	1101		LF	Deliver, Install & Removal Of Well Point System Available)	\$15,856.32	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	480.00 x	31.84 x 1.0375 =	15,856.3200
	WBS - 02000					
02530	1205		LFD	Well Point System 401 To 500 Foot In Length (LF x Days = Quantity.)	\$478.08	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	480.00 x	0.96 x 1.0375 =	478.0800
	WBS - 02000					
02530	1302		WK	Operation Costs Per Week	\$17,696.89	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	3.00 x	5,685.75 x 1.0375 =	17,696.8969
	WBS - 02000					
02711	1109		VLF	12" (31 cm) Diameter Hole, Auger By Machine Fence Post Hole In Soil	\$726.66	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	136.00 x	5.15 x 1.0375 =	726.6650
	WBS - 02000					
				Fence around relocated building		
02711	1318		VLF	Concrete Fill, 12" (31 cm) Diameter Hole 6' In Length	\$1,054.01	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	136.00 x	7.47 x 1.0375 =	1,054.0170
	WBS - 02000					
02711	3102		LF	5' Galvanized Chain Link Fence, 9 Gauge Coiled Spring Mesh, Top Rail, Line Post @ 10' O.C.	\$2,530.72	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Installation	275.00 x	8.87 x 1.0375 =	2,530.7219
	WBS - 02000					
				Fence Around Relocated Building		
02713	2003		LF	Board Fence, 3 - 2" x 4" Rails, 5' High 1" x 4" Boards, Preservative Treated	\$229.99	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Demolition	326.00 x	0.68 x 1.0375 =	229.9930
	WBS - 02000					
				For demolition of existing wood fence		
02771	1101		EA	22" x 28" x 28" Benches With Backs Legs	\$15.12	
			Quantity	Unit Price	Fact.	Total
	WBS - 02000		Demolition	1.00 x	14.58 x 1.0375 =	15.1268
	WBS - 02000					
Subtotal for 02					\$202,491.21	

**Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation**

Sect.	Item	Mod.	UOM	Description	Line Total
	Wbs		User Note		

**Section 03-Concrete**

03110	1204	SF	Grade Beam Forms, Plywood Forms, Form & Strip With Accessories Form & Strip With Accessories				\$4,656.30	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		2,400.00 x	1.87 x	1.0375 =	4,656.3000		
WBS - 03000								
03110	1204	SF	Grade Beam Forms, Plywood Forms, Form & Strip With Accessories Form & Strip With Accessories				\$4,656.30	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		2,400.00 x	1.87 x	1.0375 =	4,656.3000		
WBS - 03000								
03110	1314	SF	Pile Cap Forms, Square Or Rectangular, Plywood Forms, Form & Strip With Accessories				\$887.47	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		364.00 x	2.35 x	1.0375 =	887.4775		
WBS - 03000								
03110	1324	SF	Pile Cap Forms, Triangular Or Hexagonal, Plywood Forms, Form & Strip With Accessories				\$246.63	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		84.00 x	2.83 x	1.0375 =	246.6345		
WBS - 03000								
03210	1006	TON	Grade 60 Resteel, Footings & Slabs, #7-Up cm Long), Deformed				\$19,627.98	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		18.00 x	1,051.03 x	1.0375 =	19,627.9853		
WBS - 03000								
03311	1151	CY	Pour Grade Beam, Regular, Crane & Bucket, 3000 PSI Concrete Foundations				\$5,651.26	
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		65.00 x	83.80 x	1.0375 =	5,651.2625		
WBS - 03000								
03311	1151	3008	CY	For 5000 PSI, Add 200 CY				\$508.47
			Quantity	Unit Price	Fact.	Total		
WBS - 03000	Installation		65.00 x	7.54 x	1.0375 =	508.4788		
WBS - 03000								
Subtotal for 03							\$36,234.43	

**Section 07-Thermal and Moisture**

07322	1101	SQ	Concrete Roof Tile, 13"x16-1/2", 90/SQ, 950 LB/SQ, Earthtone Colors,				\$1,169.67
			Corrugated				
			Quantity	Unit Price	Fact.		Total
WBS - 07000	Installation		3.00 x	288.90 x	1.0375 =		899.2013
WBS - 07000	Demolition		3.00 x	86.90 x	1.0375 =		270.4763
	For roof tile work						

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total	
Wbs		User Note				
07542	1002		SQ	Vinyl Liquid Roofing, 4 Mils	\$1,493.78	
			Quantity	Unit Price	Fact.	Total
WBS - 07000		Installation	3.00 x	479.93 x	1.0375 =	1,493.7821
WBS - 07000		For front canopy roofing				
07590	1142		EA	Minimum Charge For Roof Repair	\$828.17	
			Quantity	Unit Price	Fact.	Total
WBS - 07000		Installation	8.00 x	99.78 x	1.0375 =	828.1740
WBS - 07000						
07620	1304		SF	Copper Flashing, 20 Ounce < 500# With Galvanized Steel Anchor Plate	\$791.82	
			Quantity	Unit Price	Fact.	Total
WBS - 07000		Installation	120.00 x	6.36 x	1.0375 =	791.8200
WBS - 07000						
07620	1402		LF	24" Copper Roof Transition Cover With Galvanized Steel Anchor Plate	\$990.19	
			Quantity	Unit Price	Fact.	Total
WBS - 07000		Installation	80.00 x	11.93 x	1.0375 =	990.1900
WBS - 07000						
07920	1002		CLF	Oil Base Caulk & Seal, 1/4"x3/8" Joint Note: For unglazed tile or unpolished stone, matte finish.	\$5,113.11	
			Quantity	Unit Price	Fact.	Total
WBS - 07000		Installation	85.00 x	45.94 x	1.0375 =	4,051.3338
WBS - 07000		Demolition	85.00 x	12.04 x	1.0375 =	1,061.7775
		Removal and re-caulking of windows & doors				
Subtotal for 07					\$10,386.75	

## Section 08-Windows and Doors

Section 08- Windows and Doors							
08210	1011		EA	3'x7' Pine Exterior Door Frame Custom Made With Threshold & Trim	\$784.18		
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	5.00 x	145.22 x	1.0375 =	753.3288
	WBS - 08000		Demolition	2.00 x	14.87 x	1.0375 =	30.8553
08210	1011	2103	EA	For Mahogany Add			\$509.30
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	5.00 x	98.18 x	1.0375 =	509.3088
	WBS - 08000						
08210	1015		EA	6'x7' Pine Exterior Door Frame Custom Made With Threshold & Trim			\$218.26
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	1.00 x	191.81 x	1.0375 =	199.0029
	WBS - 08000		Demolition	1.00 x	18.57 x	1.0375 =	19.2664
08210	1015	2103	EA	For Mahogany Add			\$136.38
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	1.00 x	131.46 x	1.0375 =	136.3898
	WBS - 08000						

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total
Wbs			User Note		
08210	3464		EA	3'x7'x1-3/4" Solid Core, Walnut Faced Door Add	\$676.36
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	5.00 x 125.20 x 1.0375 =	649.4750
	WBS - 08000		Demolition	2.00 x 12.96 x 1.0375 =	26.8920
08210	3464	3486	EA	For Solid Wood Staved Core (Glued Block), Add	\$257.55
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	5.00 x 49.65 x 1.0375 =	257.5594
	WBS - 08000				
08210	3464	3494	EA	For 6 Panel Doors, Add	\$16.47
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	2.00 x 7.94 x 1.0375 =	16.4755
	WBS - 08000				
08210	3464	3519	EA	For 1 Foot Of Additional Door Height, Add	\$49.44
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	2.00 x 23.83 x 1.0375 =	49.4473
	WBS - 08000				
08210	3469		EA	Pair 3'x7'x1-3/4" Solid Core, Walnut Faced Door Add	\$283.60
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	1.00 x 248.42 x 1.0375 =	257.7358
	WBS - 08000		Demolition	1.00 x 24.93 x 1.0375 =	25.8649
08210	3469	3486	EA	For Solid Wood Staved Core (Glued Block), Add	\$103.02
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	1.00 x 99.30 x 1.0375 =	103.0238
	WBS - 08000				
08210	3469	3494	EA	For 6 Panel Doors, Add	\$16.48
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	1.00 x 15.89 x 1.0375 =	16.4859
	WBS - 08000				
08210	3469	3519	EA	For 1 Foot Of Additional Door Height, Add	\$49.44
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	1.00 x 47.66 x 1.0375 =	49.4473
	WBS - 08000				
08362	2002		EA	16'x7' Sectional Metal Overhead Door, Residential Grade, Including Track & Fittings	\$123.00
				Quantity Unit Price Fact. Total	
	WBS - 08000				
	WBS - 08000		Demolition	2.00 x 59.28 x 1.0375 =	123.0060
08362	3001		SF	Remove & Reinstall Sectional Metal Overhead Door & Supports	\$619.18
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	160.00 x 3.73 x 1.0375 =	619.1800
	WBS - 08000				
08520	1104		SF	Aluminum Single Hung Windows, Standard Brush Finish, Grade "C"	\$673.70
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	45.00 x 12.87 x 1.0375 =	600.8681
	WBS - 08000		Demolition	45.00 x 1.56 x 1.0375 =	72.8325

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total
Wbs			User Note		
08520	1104	1182	SF	For Installation In Concrete, Brick Or Block Openings Add	\$96.64
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	45.00 x 2.07 x 1.0375 =	96.6431
	WBS - 08000				
08520	1104	1306	SF	For Duranar Finish, Add	\$134.46
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	45.00 x 2.88 x 1.0375 =	134.4600
	WBS - 08000				
08520	1104	1307	SF	For Anodized Aluminum Finish, Add	\$40.61
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	45.00 x 0.87 x 1.0375 =	40.6181
	WBS - 08000				
08710	1242		PR	4-1/2x4-1/2" Wrought Steel, Standard Duty, Butts Half Surface, Ball Bearing	\$435.90
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	10.00 x 40.02 x 1.0375 =	415.2075
	WBS - 08000		Demolition	7.00 x 2.85 x 1.0375 =	20.6981
08710	1242	1274	PR	For Stainless Steel, Add 156.18	\$143.90
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	10.00 x 13.87 x 1.0375 =	143.9013
	WBS - 08000				
08710	1242	1275	PR	For Heavy Duty, Add 156.18	\$39.21
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	10.00 x 3.78 x 1.0375 =	39.2175
	WBS - 08000				
08710	5103		EA	Surface Mounted Heavy Duty Door Closer Acting	\$1,049.53
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	4.00 x 245.39 x 1.0375 =	1,018.3685
	WBS - 08000		Demolition	4.00 x 7.51 x 1.0375 =	31.1665
08710	5103	5852	EA	For Stainless Steel, Add 156.18	\$469.11
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	4.00 x 113.04 x 1.0375 =	469.1160
	WBS - 08000				
08710	6417		EA	Bored Entry Lockset F82, Removable Core Plated, BHMA E0421	\$1,682.11
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	6.00 x 266.98 x 1.0375 =	1,661.9505
	WBS - 08000		Demolition	3.00 x 6.48 x 1.0375 =	20.1690
08710	6417	6124	EA	For Satin Stainless Steel, US 32D (BHMA 630) Add 156.18	\$679.77
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	6.00 x 109.20 x 1.0375 =	679.7700
	WBS - 08000				
08710	6802		EA	2-3/4" Backset, Oil Stained Bronze Finish, Best #67TK1DD/613	\$760.07
				Quantity Unit Price Fact. Total	
	WBS - 08000		Installation	6.00 x 118.80 x 1.0375 =	739.5300
	WBS - 08000		Demolition	3.00 x 6.60 x 1.0375 =	20.5425

# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total		
	Wbs		User Note				
08720	3001		EA	36" Door Sweep, Aluminum & Neoprene Weatherstrip	\$79.96		
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	7.00 x	11.01 x	1.0375 =	79.9601
	WBS - 08000						
08720	4001		EA	U-Shaped, Slide On, Bottom Mounted Door Shoe With Drip Cap And Sponge	\$49.88		
				Neoprene Seal For Metal Doors, 1-3/4" Wide			
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	4.00 x	12.02 x	1.0375 =	49.8830
	WBS - 08000						
08730	3121		LF	Aluminum Finish Thresholds, Interior, 3" Width, 1/4" Height 1/4" Height	\$76.59		
				Quantity	Unit Price	Fact.	Total
	WBS - 08000		Installation	7.00 x	9.66 x	1.0375 =	70.1558
	WBS - 08000		Demolition	3.00 x	2.07 x	1.0375 =	6.4429
Subtotal for 08							\$10,254.24

## Section 09-Finishes

09210 2001		SF	Gypsum Plaster Smooth Finish, 3 Coats On Wall				\$899.51	
			Quantity	Unit Price	Fact.	Total		
WBS - 08000								
WBS - 08000	Demolition		850.00 x	1.02 x	1.0375 =	899.5125		
09220 1102		SF	Stucco, Float Finish, 3 Coats, 1" Note: Interior or exterior one side. Lath and felt not included.				\$3,986.07	
			Quantity	Unit Price	Fact.	Total		
WBS - 08000	Installation		1,460.00 x	2.02 x	1.0375 =	3,059.7950		
WBS - 08000	Demolition		960.00 x	0.93 x	1.0375 =	926.2800		
09220 1103		SF	Stucco, Trowel Finish, 3 Coats, 1" Including Lath and Felt Note: Interior or exterior, one side.				\$1,843.22	
			Quantity	Unit Price	Fact.	Total		
WBS - 09000	Installation		420.00 x	3.30 x	1.0375 =	1,437.9750		
WBS - 09000	Demolition		420.00 x	0.93 x	1.0375 =	405.2475		
			For Demolition of item # 26 and new #26					
09250 1202		SF	5/8" Fire Rated Drywall Installation (1/4" thick fiber-cement board with tapered edges over 1/2" thick type "X" gypsum board)				\$646.57	
			Quantity	Unit Price	Fact.	Total		
WBS - 08000	Installation		820.00 x	0.63 x	1.0375 =	535.9725		
WBS - 08000	Demolition		820.00 x	0.13 x	1.0375 =	110.5975		
09511 1101		SF	2' x 2' x 5/8" Fiberglass Acoustical Ceiling Panel (Suspension System Not Included)				\$248.17	
			Quantity	Unit Price	Fact.	Total		
WBS - 09000								
WBS - 09000	Demolition		1,840.00 x	0.13 x	1.0375 =	248.1700		
09511 2101		SF	2' x 2' x 5/8" Mineral Fiber Acoustical Ceiling Panels				\$298.80	
			Quantity	Unit Price	Fact.	Total		
WBS - 09000								
WBS - 09000	Demolition		1,800.00 x	0.16 x	1.0375 =	298.8000		



# Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation

Sect.	Item	Mod.	UOM	Description	Line Total
Wbs			User Note		
09540	1002		SF	T Bar Ceilings Suspension System 2'x 2', Standard 15/16" To 5" Width).	\$248.17
				Standard 15/16"	
				Quantity Unit Price Fact. Total	
	WBS - 09000				
	WBS - 09000		Demolition	1,840.00 x 0.13 x 1.0375 =	248.1700
09910	1604		SF	Paint Exterior Stucco Surfaces One Coat Primer, Brush/Roller Work	\$1,893.43
				Quantity Unit Price Fact. Total	
	WBS - 09000		Installation	7,300.00 x 0.25 x 1.0375 =	1,893.4375
	WBS - 09000				
09910	1604	2493	SF	For Work Above 20' To 25', Add (Includes Loss Of Productivity And Use Of Ladder)	\$378.68
				Quantity Unit Price Fact. Total	
	WBS - 09000		Installation	7,300.00 x 0.05 x 1.0375 =	378.6875
	WBS - 09000				
09910	1606		SF	Paint Exterior Stucco Surfaces, Two Coats Paint, Brush/Roller Work	\$4,089.82
				Quantity Unit Price Fact. Total	
	WBS - 09000		Installation	7,300.00 x 0.54 x 1.0375 =	4,089.8250
	WBS - 09000				
09910	1606	2493	SF	For Work Above 20' To 25', Add (Includes Loss Of Productivity And Use Of Ladder)	\$681.63
				Quantity Unit Price Fact. Total	
	WBS - 09000		Installation	7,300.00 x 0.09 x 1.0375 =	681.6375
	WBS - 09000				
Subtotal for 09					\$15,214.10

## Section 10-Specialties

10351	4006		EA	45' (13.7 m) Tapered Aluminum Flagpole Fully Rigged, Without Concrete Base	\$360.09
				Quantity Unit Price Fact. Total	
	WBS - 10000				
	WBS - 10000		Demolition	1.00 x 347.08 x 1.0375 =	360.0955
				For Demolition of existing flagpole	
10715	3101		SF	Up To 36" High Bahama Shutter, Up To 36" Wide	\$14,268.69
				Quantity Unit Price Fact. Total	
	WBS - 10000		Installation	464.00 x 28.45 x 1.0375 =	13,695.8300
	WBS - 10000		Demolition	464.00 x 1.19 x 1.0375 =	572.8660
Subtotal for 10					\$14,628.79

## Section 15-Mechanical

15661	1002		EA	7.5 Ton Air Cooled Condensing Unit With Compressor, Condenser, Fan & Motor	\$302.32
				Quantity Unit Price Fact. Total	
	WBS - 15000				
	WBS - 15000		Demolition	1.00 x 291.40 x 1.0375 =	302.3275

**Job Order Proposal 75.01.02.CIP.004.00 Fire Station No4 relocation**

Sect.	Item	Mod.	UOM	Description	Line Total
<b>Wbs</b>			<b>User Note</b>		
15661	1003		EA	10 Ton Air Cooled Condensing Unit With Compressor, Condenser, Fan & Motor	\$743.90
				Quantity Unit Price Fact. Total	
	WBS - 15000				
	WBS - 15000	Demolition	2.00 x	358.51 x 1.0375 =	743.9083
15699	9101		LB	Recovery Of Refrigerant	\$1,093.00
				Quantity Unit Price Fact. Total	
	WBS - 15000	Installation	350.00 x	3.01 x 1.0375 =	1,093.0063
	WBS - 15000				
				To Recover the Refrigerent before Demo	
<b>Subtotal for 15</b>					<b>\$2,139.24</b>

**Section 18-Non Prepriced**

18002	1002		EA	Fire Station # 4 Building Relocation	\$273,625.00
				Quantity Unit Price Fact. Total	
	WBS - 02000	Installation	1.00 x	273,625.00 x 1.0000 =	273,625.0000
	WBS - 02000				
<b>Subtotal for 18</b>					<b>\$273,625.00</b>

**Job Order Cost Proposal Total**

**\$664,943.05**

The work order proposal total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total are due to rounding of the line totals and sub-totals.

# ATTACHMENT 2

## Miami Beach Fire Station #4

City of Miami Beach

Estimated Construction Cost - 75%CD

Fire Station #4 Expansion / Restoration: **Off-Site:** Cost of street improvements to accomodate new station; **New Construction** of three new back-in apparatus bays and associated administrative and living spaces. Approx 8,000 sf of new construction. **Restoration:** prepare new foundation; relocate and stabilize old building; remove structural red-tag; no restoration for occupancy included; NIC: parking at police; promenade at seawall; seawall; site grading at old firestation.

	Off-Site Work	New Construction		\$/sf	Restor / Renovation		\$/sf	Total	
1 Gen Cond + GC OHP	\$25,996	\$320,524	19.72%	\$39	\$124,701	24.71%	\$50	\$471,221	21%
2 Site Work	\$95,225	\$205,975	12.67%	\$25	\$49,620	9.83%	\$20	\$350,820	16%
3 CONCRETE		\$232,900	14.33%	\$28	\$285,150	56.51%	\$114	\$518,050	23%
4 MASONRY		\$95,000	5.85%	\$12	\$0	0.00%	\$0	\$95,000	4%
5 METAL		\$27,360	1.68%	\$3	\$5,850	1.16%	\$2	\$33,210	1%
6 WOOD		\$26,300	1.62%	\$3	\$0	0.00%	\$0	\$26,300	1%
7 ROOFING / SELANTS		\$47,480	2.92%	\$6	\$20,535	4.07%	\$8	\$68,015	3%
8 DOORS & WINDOWS		\$139,094	8.56%	\$17	\$0	0.00%	\$0	\$139,094	6%
9 FINISHES		\$139,208	8.57%	\$17	\$16,500	3.27%	\$7	\$155,708	7%
10 SPECIALTIES		\$21,765	1.34%	\$3	\$2,240	0.44%	\$1	\$24,005	1%
11 EQUIPMENT		\$25,000	1.54%	\$3	\$0	0.00%	\$0	\$25,000	1%
12 FURNISHINGS		\$0	0.00%	\$0	\$0	0.00%	\$0	\$0	0%
15 MECHANICAL								\$0	0%
HVAC		\$138,358	8.51%	\$17	\$0	0.00%	\$0	\$138,358	6%
PLUMBING		\$63,100	3.88%	\$8	\$0	0.00%	\$0	\$63,100	3%
FIRE SPRINKLERS		\$16,750	1.03%	\$2	\$0	0.00%	\$0	\$16,750	1%
16 ELECTRICAL		\$126,243	7.77%	\$15	\$0	0.00%	\$0	\$126,243	6%
Sub Total Construction Cost		\$121,221	1,625,056	100%	504,596	100%		2,250,873	

DD estimate	\$115,016	\$1,549,427		\$504,702		\$2,169,144	
Difference	\$6,206	\$75,629		(\$106)		\$81,729	
	5%	5%		0%		4%	

Budget	1,939,686
OVER BUDGET	311,187
was previously over budget	229,719
change	(81,468)

MC HARRY ASSOCIATES  
Architects / Engineers / Planners  
June 3, 2003

## Miami Beach Fire Station #4

City of Miami Beach

Estimated Construction Cost - 75% CD

The following compares the estimate completed at DD phase to the 75% CD estimate; and INCLUDES both phase 1 (historic building move budgeted at \$505,000); and phase 2 (new building and site work).

	Previous		\$/sf	Current		Difference		
1 Gen Cond + GC OHP	\$470,578	22%	\$57	\$471,221	21%	\$643	0%	
2 Site Work	\$329,551	15%	\$40	\$350,820	16%	\$21,269	6%	increase fill requirements
3 CONCRETE	\$515,817	24%	\$63	\$518,050	23%	\$2,233	0%	
4 MASONRY	\$98,000	5%	\$12	\$95,000	4%	(\$3,000)	-3%	
5 METAL	\$33,850	2%	\$4	\$33,210	1%	(\$640)	-2%	
6 WOOD	\$33,701	2%	\$4	\$26,300	1%	(\$7,401)	-22%	
7 ROOFING / SELANTS	\$64,200	3%	\$8	\$68,015	3%	\$3,815	6%	
8 DOORS & WINDOWS	\$110,660	5%	\$13	\$139,094	6%	\$28,434	26%	+OH doors + storefront
9 FINISHES	\$152,175	7%	\$19	\$155,708	7%	\$3,533	2%	
10 SPECIALTIES	\$34,560	2%	\$4	\$24,005	1%	(\$10,555)	-31%	
11 EQUIPMENT	\$25,101	1%	\$3	\$25,000	1%	(\$101)	0%	
12 FURNISHINGS	\$0	0%	\$0	\$0	0%	\$0	100%	
	\$0							
15 MECHANICAL	\$0							
HVAC	\$96,800	4%	\$12	\$138,358	6%	\$41,558	43%	ADD premuim veh exh
PLUMBING	\$63,000	3%	\$8	\$63,100	3%	\$100	0%	
FIRE SPRINKLERS	\$16,600	1%	\$2	\$16,750	1%	\$150	1%	
16 ELECTRICAL	\$124,551	6%	\$15	\$126,243	6%	\$1,691	1%	
<b>Sub Total Construction Cost</b>	<b>2,169,144</b>	<b>100%</b>	<b>\$265</b>	<b>2,250,873</b>		<b>81,729</b>	<b>4%</b>	

<b>Budget</b>	<b>1,939,686</b>
<b>over (under)</b>	<b>311,187</b>
<b>previously</b>	<b>229,719</b>
<b>change</b>	<b>(81,468)</b>

**Project is currently OVER budget**  
**Project is 16% OVER**

MC HARRY ASSOCIATES  
Architects / Engineers / Planners  
June 3, 2003

**Miami Beach Fire Station #4**  
**City of Miami Beach**  
**Estimated Construction Cost - 75%CD**  
**Restoration / Renovation**

**MCHarry Associates**  
**2780 SW Douglas Road**  
**06/03/03**

**Restoration / Renovation**

Miami Beach Fire Station #4  
City of Miami Beach  
Estimated Construction Cost - 75%CD  
Restoration / Renovation

MCHarry Associates  
2780 SW Douglas Road  
06/03/03

	Unit	Unit Cost	Sub-Total
<b>2 SITE WORK</b>			
<b>SITE PREP</b>			<b>\$12,610</b>
Clear/Grub/Grade/Termite	30,000 sf	\$0.92	\$27,600
Embankment (fill)	1,261 cy	\$10.00	\$12,610
Concrete Sidewalks	0 sf	\$5.00	\$0
<b>DEMOLITION</b>			<b>\$0</b>
Selective Demo (Demo 1965 portion++)	1 ls	\$10,000.00	\$10,000
Asbestos removal (undetermined. Asbestos survey required)			
<b>PAVING</b>			<b>\$960</b>
Concrete Curbs	80 lf	\$12.00	\$960
<b>SITE UTILITIES</b>			<b>\$0</b>
Site Electrical Duct Bank	80 lf	\$40.00	\$3,200
Site Communications	80 lf	\$25.00	\$2,000
Site Water	80 lf	\$75.00	\$6,000
Site Sewer	80 lf	\$30	\$2,400
Site Drainage Inlets	1 ea	\$1,500	\$1,500
Site Drainage Exfiltration	50 lf	\$75	\$3,750
<b>LANDSCAPE - HARDSCAPE</b>			<b>\$0</b>
Irrigation systems	5,000 sf	\$0.75	\$3,750
Fences	230 lf	\$15	\$3,450
<b>3 CONCRETE/MASONRY</b>			<b>\$285,150</b>
Foundations (Piles)	75 cy	\$200	\$15,000
Minor Conc Repair	1 ls	\$12,500	\$12,500
Crawl space exterior wall (mas+stu.+pat)	600 sf	\$14	\$8,400
Restore/Repair/Upgrade Struc Frame	3,550 sf	\$35	\$124,250
Move Building	1 LS	\$125,000	\$125,000
<b>4 MASONRY</b>			<b>\$0</b>
<b>5 METAL</b>			<b>\$5,850</b>
Steel Repair - at front steps	1 ls	\$5,850	\$5,850
<b>6 WOOD</b>			<b>\$0</b>
<b>7 MOISTURE/THERMAL PROTECTION</b>			<b>\$20,535</b>
Windows	54 sf	\$65	\$3,510
Shutters	540 sf	\$25	\$13,500
Roofing Repair	1 allow	\$2,500	\$2,500
Joint Sealers	2,500 ls	\$0.20	\$500
<b>8 DOORS and WINDOWS</b>			<b>\$0</b>
<b>9 FINISHES</b>			<b>\$16,500</b>
Refinish Exterior	5,000 sf	\$3.00	\$15,000
Painting (quantity corrected)	5,000 sf	0.30	1,500

Miami Beach Fire Station #4			MCHarry Associates	
City of Miami Beach			2780 SW Douglas Road	
Estimated Construction Cost - 75%CD			06/03/03	
Restoration / Renovation				
10 SPECIALTIES/BUILT-INS				\$2,240
Wall Louvers	56	sf	\$40	\$2,240
11 EQUIPMENT				\$0
12 FURNISHINGS				\$0
13 SPECIAL CONSTRUCTION				\$0
14 CONVEYANCE				\$0
15 MECHANICAL				\$0
PLUMBING				\$0
FIRE SPRINKLERS	0			\$0
16 ELECTRICAL				\$0
SUB-TOTAL ALL TRADES				\$379,895
GENERAL CONDITIONS				\$124,701
Estimate Contingency	5%			\$18,995
Difficulty Factor	0%			
General Conditions	15%			\$59,833
BOND & FEES	10%			\$45,872
GRAND TOTAL				\$504,596
			\$\$/sf =	\$201.84

Miami Beach Fire Station #4			MCHarry Associates		
City of Miami Beach			2780 SW Douglas Road		
Estimated Construction Cost - 75%CD			06/03/03		
Offsite					
Base Calculations			9,235.00		
1 GENERAL CONDITIONS			Unit	Unit Cost	Sub-Total
General Conditions			15%		\$14,284
GC ohp			10%		\$9,523
BOND			2%		\$2,190
					\$25,996
					\$25,996
PAVING					\$75,725
Paving w. base			13,045	sf	\$5.00
Paving overlay				sf	\$0.67
Retaining Walls				lf	\$350.00
OFFSITE PAVING				sf	\$2.50
Conc Curbs			200	lf	\$15.00
reduce unit price per URS			200	lf	(\$5.00)
Curb Cuts			100	sf	\$25.00
Parking lot Markings w. misc allow			200	ea	\$30.00
Parking Bumpers				ea	\$25
HC Parking w. signs				ea	\$215.00
SITE UTILITIES					\$12,000
Chilled Water Piping - 4"				lf	\$45.00
Site Electrical Duct Bank				lf	\$40.00
Site Communications					\$25.00
Site Lighting				pole	\$3,200.00
Site Water				lf	\$35.00
Site Sewer				lf	\$30
Lift Station				ea	\$40,000
Site Drainage Inlets			3	ea	\$1,500
Drainage wells				ea	\$25,000
Backflow preventors				ea	\$2,500
Site Drainage Exfiltration			100	lf	\$75
8x8 tap				ea	\$4,500
Relocation of Fire Hydrant				ea	\$1,000
LANDSCAPE - HARDSCAPE					\$7,500
Irrigation systems				sf	\$0.75
Sidewalks			1,500	sf	\$5.00
Fences				lf	\$15
Exterior Signage				ls	\$10,000
SUB-TOTAL TRADES					\$95,225
GENERAL CONDITIONS					\$25,996
GRAND TOTAL CONSTRUCTION					\$121,221
					#REF!



Miami Beach Fire Station #4				MCHarry Associates	
City of Miami Beach				2780 SW Douglas Road	
Estimated Construction Cost - 75%CD				06/03/03	
New Construction					
1	GENERAL CONDITIONS	Quantity	Unit	Unit Cost	Sub-Total
	General Conditions	15.00%			\$195,680
	GC ohp	8.42%			\$109,842
	BOND	1.00%			\$15,002
					\$320,524
2	SITEWORK				
SITE PREP					\$53,020
	Remove Curbs	300	lf	\$4.00	\$1,200.00
	Embankment (fill)	4,100	cy	\$10.00	\$41,000.00
	Remove Sidewalks/Paving	1,500	sf	\$1.00	\$1,500.00
	Remove Trees	10	ea	\$200.00	\$2,000.00
	Termite treat.	8,300	sf	\$0.40	\$3,320.00
	Demo Fnds	2,000	sf	\$2.00	\$4,000.00
					\$46,745
PAVING					
	Asphalt pavement & fill	1,000	sf	\$3.00	\$3,000.00
	Conc. Pavement and sidewalks	4,210	sf	\$3.00	\$12,630.00
	Retaining Walls	165	lf	\$200.00	\$33,000.00
	Curb Cuts	3	ea	\$100.00	\$300.00
	Parking lot Markings w. misc allow	1	ls	\$500.00	\$500.00
	Parking Bumpers	1	ea	\$100.00	\$100.00
	HC Parking w. signs	1	ea	\$215.00	\$215.00
					\$77,700
SITE UTILITIES					
	Site Electrical Duct Bank	100	lf	\$40.00	\$4,000.00
	Site Communications	100	lf	\$25.00	\$2,500.00
	Site Water	100	lf	\$35.00	\$3,500.00
	Site Sewer	100	lf	\$30.00	\$3,000.00
	Site Drainage Inlets	1	ls	\$1,500.00	\$1,500.00
	Drainage wells	2	ea	\$25,000.00	\$50,000.00
	2 Backflow preventor	2	ea	\$3,600.00	\$7,200.00
	Site Drainage Exfiltration	0	lf	\$75.00	\$0.00
	8x8 tap and side walk restoration	1	ea	\$4,500.00	\$4,500.00
	Dumpster drain connect	1	ea	\$500.00	\$500.00
	Relocation of Fire Hydrant	1	ea	\$1,000.00	\$1,000.00
					\$28,510
LANDSCAPE					
	Irrigation systems	20,600	sf	\$0.85	\$17,510.00
	Exterior Signage	1	ls	\$5,000.00	\$5,000.00
	Planting	20	ea	\$300.00	\$6,000.00
	Sod	20,600	sf	\$0.30	\$6,180.00
					\$232,900
3	CONCRETE				
SLAB-ON-GRADE					
	Apparatus Bay	98	cy	\$300.00	\$29,400.00
	Dorm. Kitchen	41	cy	\$300.00	\$12,300.00
	Other Areas	61	cy	\$300.00	\$18,300.00
	Conc piles	125	cy	\$200.00	\$25,000.00

Miami Beach Fire Station #4				MCHarry Associates	
City of Miami Beach				2780 SW Douglas Road	
Estimated Construction Cost - 75%CD				06/03/03	
New Construction					
Grade Beams	150	cy	\$300.00	\$45,000.00	
WALLS / COLUMNS					
Arch. PIP wall	34	cy	\$500.00	\$17,000.00	
Columns	30	cy	\$450.00	\$13,500.00	
ROOF STRUCTURE					
Roof and Tie Beams	52	cy	\$300.00	\$15,600.00	
App. / Kit Slab	56	cy	\$275.00	\$15,400.00	
Office / Dorm Slab	76	cy	\$300.00	\$22,800.00	
12" PC Joists	9	ea	\$400.00	\$3,600.00	
24" PC Joists	6	ea	\$2,500.00	\$15,000.00	
					\$95,000
4 MASONRY					
8" masonry	4,500	sf	\$9.00	\$40,500.00	
8" masonry	1,900	sf	\$9.00	\$17,100.00	
12" Masonry	3,400	sf	\$11.00	\$37,400.00	
	9,800				\$27,360
5 METAL					
METAL FABRICATIONS					
Structural Steel - Rebar	10	ton	\$2,000.00	\$20,000.00	
Misc. metal fabrications	1	ls	\$5,000.00	\$5,000.00	
Wall Rail	16	lf	\$15.00	\$240.00	
Dumpster Gates	1.5	pr	\$600.00	\$900.00	
Aluminum Stair Nosing	70	LF	\$10.00	\$700.00	
Angle at OH Door	52	lf	\$10.00	\$520.00	
Metal Screens	210	sf	\$16.00	\$3,360.00	
					\$26,300
6 WOOD					
Rough Carpentry	8,300	sf	\$1.00	\$8,300.00	
Alarm Room Console	1	ea.	\$5,000.00	\$5,000.00	
Alarm Room desk/shelf	10	lf.	\$300.00	\$3,000.00	
Kitchen Cabinet	16	lf	\$250.00	\$4,000.00	
Kitchen Service Counter	20	lf	\$300.00	\$6,000.00	
					\$47,480
7 MOISTURE/THERMAL					
Ext Wall Insulation	2,250	sf	\$0.40	\$900.00	
Int Wall Insulation	3,200	sf	\$0.40	\$1,280.00	
Roof Insulation - Rigid	8,300	sf	\$1.50	\$12,450.00	
Fireproofing (steel)	1	ls	\$5,000.00	\$5,000.00	
Louvers	200	sf	\$18.00	\$3,600.00	
Roofing - Mod. Bit.	83	sq	\$250.00	\$20,750.00	
Flashing & Cap Flashing	250	lf	\$2.00	\$500.00	
Scuppers - Conc.	12	ea	\$250.00	\$3,000.00	
					\$139,094
8 DOORS and WINDOWS					
Exterior Doors, H.M.	2	ea	\$300.00	\$600.00	
Interior Doors, H.M.	17	ea	\$200.00	\$3,400.00	
24x24 Access Door	10	ea	\$100.00	\$1,000.00	
Hardware	19	ea	\$300.00	\$5,700.00	

Miami Beach Fire Station #4				MCHarry Associates	
City of Miami Beach				2780 SW Douglas Road	
Estimated Construction Cost - 75%CD				06/03/03	
New Construction					
Skylights	80	sf	\$70.00	\$5,600.00	
Roll up Doors	3	ea	\$6,500.00	\$19,500.00	
Glazed (sectional) Doors	3	ea	\$4,000.00	\$12,000.00	
Interior Storefront	286	sf	\$25.00	\$7,150.00	
Exterior Storefront	1,522	sf	\$52.00	\$79,144.00	
Storefront Doors	5	ea	\$1,000.00	\$5,000.00	
					\$139,208
9 FINISHES					
Stucco Exterior	3,950	sf	\$3.50	\$13,825.00	
PARTITIONS					
Inside exterior (Furred)	3,160	sf	\$2.00	\$6,320.00	
Drywall Partition Assembly	6,400	sf	\$4.00	\$25,600.00	
Toilet & Laundry - Tile	2,400	sf	\$5.00	\$12,000.00	
FLOORS					
Office, Hall, Kit - VCT	2,674.00	sf	\$2.50	\$6,685.00	
Wet Areas - Tile	916	sf	\$8.00	\$7,328.00	
Dorm - Carpet	1,200	sf	\$32.00	\$38,400.00	
Other - Seled Conc.	3,510	sf	\$1.50	\$5,265.00	
CEILINGS					
Kitchen, Dorm - ACT	2,100	sf	\$2.50	\$5,250.00	
Wet Areas - M.R.	800	sf	\$5.00	\$4,000.00	
BASE					
Ext Walls - Rubber	250	lf	\$1.50	\$375.00	
Interior Walls - Rubber	640	lf	\$1.50	\$960.00	
PAINTING					
Painting Interior	15,760	sf	\$0.50	\$7,880.00	
Painting Doors	19	ea	\$50.00	\$950.00	
Painting Stucco	3,950	sf	\$0.60	\$2,370.00	
Paint Mech Equip	2	ea rm	\$1,000.00	\$2,000.00	
					\$14,880
10 SPECIALTIES					
Toilet Compartments - Plastic	2	ea	\$800.00	\$1,600.00	
Urinal Screens - plastic	1	ea	\$230.00	\$230.00	
Signage	25	ea	\$50.00	\$1,250.00	
Exterior Signage - Alum.	1	ls	\$2,000.00	\$2,000.00	
Lockers - full ht 18x18x72	30	ea	\$260.00	\$7,800.00	
Marker Board	1	ea	\$500.00	\$500.00	
Fire Extinguishers & Cab	5	ea	\$300.00	\$1,500.00	
					\$6,885
TOILET ACCESSORIES					
Toilet Paper	5	ea	\$35.00	\$175.00	
Paper Towel/Waste	5	ea	\$175.00	\$875.00	
Fem napkin dispenser	1		\$570.00	\$570.00	
Fem napkin disposal	3		\$170.00	\$510.00	
Soap Dispenser	9	ea	\$100.00	\$900.00	
Mirrors	9	ea	\$200.00	\$1,800.00	
Rob Hooks	10		\$20.00	\$200.00	
Shower Rods	7		\$65.00	\$455.00	
Grab Bars	6	ea	\$100.00	\$600.00	
Misc Allowance (Bench)	2	units	\$400.00	\$800.00	

Miami Beach Fire Station #4			MCHarry Associates		
City of Miami Beach			2780 SW Douglas Road		
Estimated Construction Cost - 75%CD			06/03/03		
New Construction					
</					

Miami Beach Fire Station #4				MCHarry Associates	
City of Miami Beach				2780 SW Douglas Road	
Estimated Construction Cost - 75%CD					06/03/03
New Construction					
16 ELECTRICAL					
ELECTRICAL - POWER					\$73,278
Emergency Generator	1	ea.	\$35,000.00	\$35,000.00	
UG conduit to pad	600	lf	\$25.00	\$15,000.00	
Lightning Protection	1,200	sf	\$5.00	\$6,000.00	
Apparatus Bay	3,150	sf	\$1.00	\$3,150.00	
Other areas	1,276	sf	\$5.00	\$6,380.00	
Dorm, office areas	3,874	sf	\$2.00	\$7,748.00	
ELECTRICAL - LIGHTING					\$39,227
Apparatus Bay	3,150	sf	\$3.50	\$11,025.00	
Other areas	1,276	sf	\$3.50	\$4,466.00	
Dorm, office areas	3,874	sf	\$4.00	\$15,496.00	
Landscape & Security	20,600	sf	\$0.40	\$8,240.00	
TELEPHONE / DATA / PA SYSTEM					\$13,738
PA system	8,300	sf	\$1.00	\$8,300.00	
Apparatus Bay	3,150	sf-conduit	\$0.50	\$1,575.00	
Other areas	1,276	sf-conduit	\$0.75	\$957.00	
Dorm, office areas	3,874	sf-conduit	\$0.75	\$2,905.50	
	8,300				
SUB-TOTAL TRADES					\$1,304,533
GENERAL CONDITIONS					\$320,524
GRAND TOTAL CONSTRUCTION					\$1,625,056
					\$195.79

**RESOLUTION NO. 2003-25261**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE ADMINISTRATION TO FULFILL THE CITY'S REQUIREMENTS, INCLUDING COMPLIANCE WITH THE HISTORIC PRESERVATION BOARD PROCEDURES, FOR THE DEMOLITION OF THE EXISTING FIRE STATION NO.4 STRUCTURE.**

**WHEREAS**, on March 20, 2002, the Fire Station No. 4 site was designated as a historic structure by the Mayor and City Commission; and

**WHEREAS**, consequently, the proposed improvements to Fire Station No. 4 were to be conducted in two (2) distinct phases: Phase 1 consisting generally of the relocation of the existing structure to a southwesterly position on the site; and Phase 2 consisting of the design and construction of a new state-of-the-art, three (3) bay apparatus Fire Station; and

**WHEREAS**, due to site constraints, the new Fire Station would be built in the same location as the historic structure scheduled to be relocated; and

**WHEREAS**, as a result, the relocation of the existing structure needed to be completed before construction of the new Fire Station could start; and

**WHEREAS**, construction documents for Phase 1 are complete, and the cost for the relocation of the historic structure is estimated at \$929,629; this amount represents approximately \$424,573 over the Phase 1 current budget for construction; and

**WHEREAS**, construction documents for Phase 2 are approximately 75% complete, and the probable construction cost estimated for Phase 2 by MCHarry and Associates, Inc., the City's consultant, is \$1,746,277; this amount represents a current deficit of \$311, 187 for Phase 2; and

**WHEREAS**, the estimated shortfall for both phases combined is at between \$736,187 and \$761,187; and

**WHEREAS**, fixtures, furniture, and equipment (FF&E) for the Project are projected to cost approximately \$200,000, and this item is unfunded; raising the overall Project shortfall to up to \$961,187; and

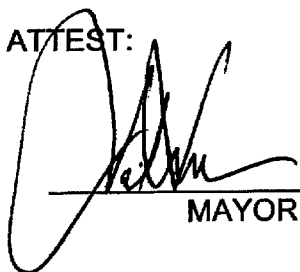
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**WHEREAS**, on July 2, 2003, the Mayor and City Commission discussed at length the status of the Project, and subsequently unanimously passed a motion expressing consensus reached for the demolition of the existing Fire Station No. 4 structure.

**NOW, THEREFORE BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission direct the Administration to fulfill the City's requirements, including compliance with the Historic Preservation Board procedures, for the demolition of the existing Fire Station No.4 structure.

PASSED AND ADOPTED this 2nd day of July, 2003.

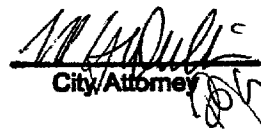
ATTEST:

  
\_\_\_\_\_  
MAYOR

*for*   
\_\_\_\_\_  
CITY CLERK

F:\CAP\ISell\IMAGMIC\GOBOND\FIRE SATION 4 DEMOLITION RESO.doc

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
\_\_\_\_\_  
City Attorney

7-22-03  
Date

# CITY OF MIAMI BEACH

## PLANNING DEPARTMENT

### HISTORIC PRESERVATION BOARD STAFF REPORT

TO: HISTORIC PRESERVATION BOARD

FROM: Jorge G. Gomez, Director  
Planning Department

DATE: September 9, 2003 Meeting

RE: Historic Preservation File No. 1701  
6860 Indian Creek Drive - Fire Station No. 4

Date	7/9
From	CHUCKS
Co.	
Phone #	6568
Fax #	
Post-It* Fax Note	7671
To	MICHELLE
Co./Dept.	MAG LOLE
Phone #	
Fax #	7673

The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness to demolish an existing, historic fire station and construct a new fire station.

#### LEGAL DESCRIPTION:

Lots 1 through 4, Block M, Corrected Plat of Atlantic Heights, According to the Plat Thereof, as Recorded in Plat Book 9, Page 14, of the Public Records of Miami-Dade County, Florida.

#### HISTORY/REQUEST:

On July 9, 2002, a Certificate of Appropriateness was granted for the relocation and restoration of the existing, historic fire station and the construction of a new one (1) story fire station at the north end of the subject site.

The current request is for the complete demolition of the existing, historic fire station and construction of the new fire station as previously proposed. The proposed new 8,500 square foot, one (1) story fire station will house dormitories and kitchen facilities, a three (3) bay garage for fire vehicles, and other ancillary spaces. A memorial to the demolished station also is proposed.

#### SITE DATA:

Zoning -	GU (Municipal Use)
Future Land Use Designation -	PF (Public Facility - Fire, Police, Other)
Lot Size -	35,313 S.F.
Existing FAR -	7,723 S.F. / 0.22
Proposed FAR -	13,222 S.F. / 0.37 (Max FAR = 2.0), as represented by the applicant
Existing Height -	32 feet / 2 stories
Proposed Height -	23.75 feet / 1 story (27 feet to highest non-habitable projection)
Existing Use/Condition -	Fire and Police Station
Proposed Use -	Fire and Police Station



**EXISTING STRUCTURES:**

There are three (3) existing structures on the site. The two (2) story fire station on the subject property, known as the 69<sup>th</sup> Street Fire Station or Fire Station No. 4, was constructed in 1937 and designated a Local Historic Site on March 20, 2002.

Design by Robert Law Weed and Edwin T. Reeder, Fire Station No. 4 embodies defining characteristics of the Neoclassical Revival period of architecture as popularized across America from about 1900 to the 1950s. The building features a classical two (2) story symmetrically massed plan with a side-gabled roof and central chimney. Its principal façade is organized about a grand two-story curved entrance portico supported by four (4) pairs of full-height columns; connoting simplified classical columns in the manner of a grand residence. The front entrance door and the ornamental lantern (now removed) suspended from the oval ceiling above are customary of the style and give it the feeling of the south wing of the White House.

Designed by Robert and Leonard H. Glasser, an addition to the rear of the original structure was constructed in 1961 to accommodate new fire fighting equipment. The other two buildings on the subject site include a sewage pumping station constructed to the south of the fire station in 1937 and a police substation built in 1984 at the southern end of the subject site.

For a more detailed description of the properties on the site and their history, refer to the attached Designation Report.

**COMPLIANCE WITH ZONING CODE:**

The application, as proposed, may be inconsistent with the street side setback requirements of the City Code; consequently, a variance may be required. Also, the proposed demolition of the existing structure shall require final approval from the City Commission.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

**ACCESSIBILITY COMPLIANCE:**

Additional information will be required for a complete review for compliance with the Florida Building Code 2001 Edition, section 11 (Florida Accessibility Code for Building Construction). All accessibility matters shall require final review and verification by the Building Department prior to the issuance of a Building Permit.

**PRELIMINARY CONCURRENCY DETERMINATION:**

In accordance with Chapter 122 of the Code of the City of Miami Beach, the Transportation and Concurrency Management Division has conducted a preliminary concurrency evaluation and determined that the project does not meet the City's concurrency requirements and level-of-service standards. However, the City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division will make the determination of the project's fair-share mitigation cost.

A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

**COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA:**

A decision on an application for a Certificate of Appropriateness shall be based upon the following:

- I. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to Section 118-564(a)(1) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.  
**Not Applicable**
  - b. Other guidelines/policies/plans adopted or approved by Resolution or Ordinance by the City Commission.  
**Satisfied**
- II. In determining whether a particular application is compatible with surrounding properties, the Board shall consider the following criteria pursuant to Section 118-564(a)(2) of the Miami Beach Code (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
  - a. Exterior architectural features.  
**Satisfied**
  - b. General design, scale, massing and arrangement.  
**Satisfied**
  - c. Texture and material and color.  
**Not Satisfied; see Condition No. 4 and Staff Analysis**  
**Exterior surface color samples have not been submitted.**
  - d. The relationship of a, b, c, above, to other structures and features of the district.  
**Satisfied**
  - e. The purpose for which the district was created.  
**Satisfied**
  - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.  
**Satisfied**
  - g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.  
**Satisfied**
  - h. The original architectural design or any subsequent modifications that have acquired significance.  
**Satisfied**

- III. The examination of architectural drawings for consistency with the criteria pursuant to Section 118-564(a)(3) of the Miami Beach Code and stated below, with regard to the aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):
- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Not Satisfied; See Staff Analysis and Condition No. 2.**  
**The street end of 69<sup>th</sup> Street consists of open, barren asphalt which has an extremely negative impact on the surrounding neighborhood.**
  - b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Satisfied; See Zoning Analysis**
  - c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.  
**Not Satisfied; See Staff Analysis and Condition No. 2.**  
**The street end of 69<sup>th</sup> Street consists of open, barren asphalt which has an extremely negative impact on the surrounding neighborhood.**
  - d. The proposed structure, and/or additions to an existing structure is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties, or the purposes for which the district was created.  
**Satisfied**
  - e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Not Satisfied; See Staff Analysis and Condition No. 2.**  
**The street end of 69<sup>th</sup> Street consists of open, barren asphalt which has an extremely negative impact on the surrounding neighborhood.**
  - f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on

pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Satisfied**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a City master plan, where applicable.

**Satisfied**

- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**Not Satisfied; See Staff Analysis and Condition No. 2.**

**The street end of 69<sup>th</sup> Street consists of open, barren asphalt which has an extremely negative impact on the surrounding neighborhood.**

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from Structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**Satisfied**

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Satisfied**

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Satisfied**

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Satisfied**

- m. Any addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**Satisfied**

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

**Satisfied**

- d. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.
- Satisfied**

**CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION EVALUATION CRITERIA:**

Section 118-564 (f)(4) of the Land Development Regulations of the Miami Beach Code provides criteria by which the Historic Preservation Board evaluates requests for a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

1. The Building, Structure, Improvement, or Site is designated on either a national or state level as a part of an Historic Preservation District or as a Historic Architectural Landmark or Site, or is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Building, Historic Structure or Historic Site, Historic Improvement, Historic Landscape Feature, historic interior or the Structure is of such historic/architectural interest or quality that it would reasonably meet national, state or local criteria for such designation.

**Satisfied**

**The existing structure is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Site.**

2. The Building, Structure, Improvement, or Site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**Satisfied**

**The existing structure would be difficult and inordinately expensive to reproduce.**

3. The Building, Structure, Improvement, or Site is one of the last remaining examples of its kind in the neighborhood, the country, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.

**Satisfied**

**The subject structure is one of the last remaining examples of its kind and is a distinctive example of an architectural or design style.**

4. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied**

**The existing structure is designated pursuant to Division 4, Article X, Chapter 118 of the Miami Beach Code as a Historic Site.**

5. Retention of the Building, Structure, Improvement, Landscape Feature or Site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied**

**The retention of the subject structure is critical to developing an understanding of an important Miami Beach architectural style.**

6. If the proposed demolition is for the purpose of constructing a parking garage, the Board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district.  
**Not Satisfied**  
**The demolition proposed in the subject application is not for the purpose of constructing a parking garage.**
7. There are definite plans for reuse of the property if the proposed demolition is carried out, the effect of those plans on the character of the Historic District, whether there is a compelling public interest requiring the proposed demolition, and whether the Applicant is willing to bond the completion of the proposed new construction.  
**Satisfied**  
**The applicant is proposing to use the property for the construction of a new fire station.**
8. The Dade County Unsafe Structures Board has ordered the demolition of a Structure without option.  
**Not Satisfied**  
**The Dade County Unsafe Structures Board has not ordered the demolition of any part of the subject building.**
9. The Board determines that retention of the Building/Structure would deny the owner economically viable use of the property.  
**Not Satisfied**  
**The applicant has not submitted a financial feasibility study to determine whether the new project as proposed will make the subject property financially viable.**

**STAFF ANALYSIS:**

Staff recognizes that the City Commission has made a policy decision to move forward with the demolition of the historic 69<sup>th</sup> Street Fire Station (Fire Station No. 4) due to the financial costs of relocating, structurally restoring, renovating, and adaptively reusing the building; the City Commission is required by Code to make the final decision on the demolition of any City-owned property. Notwithstanding these relevant policy issues, staff is not supportive of the proposed demolition of the existing, historic fire station as it is a significant historic site in the North Beach area, as evidenced by its designation on March 20, 2002. Further, the proposed demolition does not meet the Certificate of Appropriateness for Demolition Evaluation Criteria established in the City Code.

In the event the demolition of the fire station is approved by the City Commission, staff would make the following recommendations with respect to the proposed project. Staff does not feel that the currently proposed location for a monument to the historic fire station is appropriate. This valuable piece of park-like waterfront property may be needed in the future for the sailing/kayaking center that is proposed in the North Beach Strategic Plan, or for some other appropriate waterfront-dependent community use. Staff would recommend that an appropriately designed historic monument be placed in a prominent location on the east side of the site (east of the existing pumping station) as close as possible to the footprint of the original fire station. This could be accomplished by creating a suitably landscaped park-like setting slightly to the south side of the historic fire station's front lawn area, where it would also help to block views to the proposed expansion of the existing sanitary pumping station.

With respect to the remainder of the proposed site and landscape plan, staff has a serious concern with the large, barren expanse of blank asphalt proposed for the street end on 69th Street. This area should be improved with a substantially enhanced paving and landscape design. If the project budget is an issue, at a minimum, a concept plan that could be implemented with another funding source should be provided. And as previously recommended when the project was reviewed in 2002, staff suggests that the sidewalk on the north side of the 69th Street right-of-way be expanded to the greatest extent possible.

The design proposed for the new fire station is generally very similar to the design approved in 2002; its plan has been somewhat reconfigured in the south and west areas. Staff's primary concern with the originally proposed design was the wing wall which extended from the southeast corner of the proposed building that encroached on the view to the relocated, historic station. This should no longer be an issue.

Staff does have some design concerns, however, with the revised west elevation of the new fire station. This elevation, which directly fronts onto Indian Creek, is much less aesthetically pleasing than the previously approved design, and lacks any design detail. Staff strongly recommends that it incorporate the successful use of glass fenestration at its south end (along the "day room") as did the previously approved version; the plan and use remains essentially the same. Also, staff believes that the low architectural "breeze block" wall of the previously approved west elevation design should also be reintroduced; it assists in lending some modest design "style" to the otherwise very utilitarian-looking waterfront elevation of the building.

**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the remainder of application be approved, subject to the following conditions:

1. Revised elevation, site plan, and detailed drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. Glass fenestration shall be incorporated at the south end of the west elevation of the new fire station along the "day room" in a manner to be approved by staff.
  - b. An architectural concrete "breeze block" wall shall be incorporated on the west elevation of the new fire station in a manner to be approved by staff.
  - c. The monument to the demolished historic fire station shall be relocated to a prominent public location on the east side of the subject property (east of the existing pumping station) slightly to the south side of the historic fire station's original front lawn/vehicle equipment bay driveway area.
  - d. The design, materials, and detailing of the historic monument shall be of museum quality; the monument shall include an historic analysis of the original 69th Street Fire Station (Fire Station No. 4), inclusive of (a) high quality historic photographic image(s) of the historic structure and site, and a written description of the history and evolution of the original building and site.

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2. The design and siting of the historic monument shall be brought back before the Historic Preservation Board for final approval prior to the issuance of a Building Permit for the new structure.
  3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
    - a. All exterior walkways and driveways shall consist of decorative pavers, set in sand or other equally semi-pervious material, subject to the review and approval of staff.
    - b. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards.
    - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
    - d. The landscape plan shall satisfy all requirements as specified in Chapter 33 of the Miami-Dade County Code. A landscape table shall be provided on final landscape plans addressing all minimum quantity and native requirements, subject to the review and approval of staff.
    - e. The location of backflow preventor, siamese pipes or FPL boxes, if any, and how they are screened with landscape material from the right-of-way, shall be indicated on the plans and shall be subject to the review and approval of staff.
    - f. The plan for the 69<sup>th</sup> Street end shall be substantially revised to include additional landscape plantings, pavers and wider sidewalks, in a manner to be reviewed and approved by staff.
  2. All building signage shall be consistent in type, composed of flush mounted, non-plastic, non-illuminated, individual letters and shall require a separate permit.
  3. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
  4. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
  5. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.



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6. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
  7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
  8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
  9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
    - a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable.
    - b. Mill/resurface asphalt in rear alley along property, if applicable.
    - c. Provide underground utility service connections and on-site transformer location, if necessary.
    - d. Provide back-flow prevention devices on all water services.
    - e. Provide on-site, self-contained storm water drainage for the proposed development.
    - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
    - g. Payment of City utility impact fees for water meters/services.
    - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
    - i. Right-of-way permit must be obtained from Public Works.
    - j. All right-of-way encroachments must be removed.
    - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
  10. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.

Page 11 of 11

HPB File No. 1701

Meeting Date: September 9, 2003

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11. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property.
12. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

JGG:TRM:LDQ

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# **CITY OF MIAMI BEACH**

## **PLANNING DEPARTMENT**

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### **HISTORIC PRESERVATION BOARD AGENDA**

**TUESDAY, SEPTEMBER 9, 2003**

**9:00 A.M.**

**CITY COMMISSION CHAMBERS**

**I. ATTENDANCE**

**II. STATUS REPORTS**

**III. REQUESTS FOR CONTINUANCES**

**IV. REQUESTS FOR EXTENSIONS OF TIME**

1. HPB File No. 1294, Various locations in the public right-of-way, city-wide. The applicant, Clear Channel Adshel, Inc, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the installation of new bus shelters and other miscellaneous street fixtures and furniture in various locations throughout the city.
2. HPB File No. 1307, 927-929 Meridian Avenue. The applicant, Ira D. Giller, is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness in order to construct a three (3) story addition to an existing two (2) story apartment building.

**V. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS**

1. Previously Continued Projects
  - a. HPB File No. 1500, 7300 Ocean Terrace - Olsen Hotel. The applicant, Olsen Hotel Condominium Association, Inc., is requesting a Certificate of Appropriateness for the exterior renovation of an existing three (3) story condominium building, inclusive of the replacement of existing wall-mounted air conditioning units with new wall-mounted units.

Page 2 of 3  
Historic Preservation Board Agenda  
Meeting Date: September 9, 2003

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- b. HPB File No. 1552, 4360 Collins Avenue. The applicant, 4360 Collins, LLC, is requesting a Certificate of Appropriateness to construct a new eight (8) story residential building on a vacant lot.

2. New Projects

- a. HPB File No. 1698, 1776 Michigan Avenue. The applicant, Alan C. Freeman and Paul H. Freeman, Trust, is requesting a Certificate of Appropriateness to construct an addition to an existing single-family home.
- b. HPB File No. 1699, 532 Michigan Avenue - The Aimee. The applicant, Miami Beach Community Development Corp., is requesting a Certificate of Appropriateness to partially demolish, alter and modify an existing two (2) story apartment building by enclosing a portion at the rear of the structure, restoring the front elevation and altering the window configuration on the side and rear elevations.
- c. HPB File No. 1700, 1100 14th Street - Olhaber Residence. The applicant, Elmer Olhaber, is requesting a Certificate of Appropriateness to partially demolish, alter and modify an existing single-family home by replacing two (2) windows with French doors and constructing a new concrete landing and a site wall around a portion of the yard.
- d. HPB File No. 1701, 6860 Indian Creek Drive - Fire Station No. 4. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness to demolish an existing, historic fire station and construct a new fire station.

VI. REQUESTS FOR PRELIMINARY EVALUATIONS

VII. NEW BUSINESS

- 1. HPB File No. 1697, Discussion Item. Emergency Demolition Order for 245 Washington Avenue.
- 2. Discussion: Potential designation of 4812 Pine Tree Drive.

VIII. NEXT MEETING DATE REMINDER:  
Tuesday, October 7, 2003

IX. ADJOURNMENT

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Page 3 of 3  
Historic Preservation Board Agenda  
Meeting Date: September 9, 2003

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Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Boards' Administrator at (305) 673-7550 for assistance, no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.

Persons requiring sign language interpreters should contact the Board's Administrator five (5) days in advance, when possible. For information on access for persons with disabilities, or to request material in accessible format, please call (305) 673-7550 (VOICE); hearing impaired persons, please call (305) 673-7219 (TDD).

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING, PURSUANT TO MIAMI BEACH CITY CODE SECTION 118-563, TO GRANT A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF FIRE STATION #4, A DESIGNATED HISTORIC SITE LOCATED AT 6860 INDIAN CREEK DRIVE, IN ORDER TO CONSTRUCT A NEW THREE BAY FIRE STATION ON THE SAME SITE.**

**WHEREAS**, on July 2, 2003, the City Commission directed the City Administration to pursue the demolition of the existing Fire Station #4 based on the fact that the cost for the relocation of the building was significantly higher than initially estimated; and

**WHEREAS**, Fire Station #4 is classified as an historic site in the City's Historic Properties Data Base; and

**WHEREAS**, demolition of City-owned buildings located within local historic districts and sites require a Certificate of Appropriateness to be granted by the City Commission; and

**WHEREAS**, construction of a new fire station is proposed at the same location as the existing structure, necessitating either its relocation or demolition, and relocation has been ruled out based on financial reasons; and

**WHEREAS**, pursuant to the City Code, Certificates of Appropriateness for such sites are granted or denied in accordance with the procedures set forth within the ordinance; and

**WHEREAS**, the procedures for granting or denying a request for a Certificate of Appropriateness for Demolition of a building on an historic site require that the Historic Preservation Board hold a public hearing and transmit a recommendation to the City Commission, and it is appropriate that the City Commission then hold a hearing and vote on the request; and

**WHEREAS**, on September 9, 2003 the City's Historic Preservation Board held a public hearing to consider the request, after which the Board voted 4-3 to recommend that the request be granted.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby set a time certain of \_\_\_\_\_ on October 15, 2003 to consider a request for a Certificate of Appropriateness for Demolition of Fire Station #4, a designated historic site located at 6860 Indian Creek Drive, in order to construct a new three bay fire station.

Resolution setting public hearing  
to consider issuance of certificate of appropriateness  
for demolition of Fire Station #4

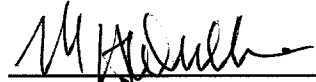
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION



\_\_\_\_\_  
CITY ATTORNEY

9-9-03

\_\_\_\_\_  
Date

T:\AGENDA\2003\sep1003\regular\FS4 public hearing Reso.doc

**CITY OF MIAMI BEACH  
COMMISSION ITEM SUMMARY**



**Condensed Title:**

A Resolution Of The Mayor And City Commission Of The City Of Miami Beach, Florida Adopting A Concurrency Management Program And Policy Exempting Small Businesses Operating Within Existing Structures From Transportation Concurrency Mitigation Fees If Such Businesses Generate Less Than 100 Trips Per Day, Assessing Fees On A Diminishing Sliding Scale For Such Businesses Generating Between 100 And 150 Trips Per Day, Providing Credit For Businesses Generating More Than 150 Trips Per Day Under Certain Circumstances, And Providing That Said Program And Policy Be Effective As Of January 1, 2003.

**Issue:**

Shall the City adopt the Resolution to allow for a small business exemption from transportation concurrency requirements?


**Item Summary/Recommendation:**

As requested by the Land Use and Development Committee, the Administration and the Concurrency Ad Hoc Committee recommend that the City Commission consider adopting policies and programs which would allow small businesses (in existing structures), whose trip generation and site demand have been determined to be minor in nature, either to be exempted from concurrency, or to satisfy transportation concurrency requirements through mitigation fee payment, based on a diminishing sliding scale. Such exemption requires amendment to the City Code which was approved on First Reading and is scheduled for Second Reading on September 10, 2003. After approval of the Amended Ordinance, a companion resolution is required to adopt policies that would implement the exemption from the Transportation Concurrency Mitigation Fees for certain commercial businesses. The Administration recommends approval.

**Advisory Board Recommendation:**

Land Use and Development Committee met on April 21, 2003 and The Planning Board met on July 29, 2003 and both made a motion to accept the proposal for a small business exemption, effective as January 1, 2003, for those businesses that qualify as small businesses.



**Financial Information:**

Source of Funds:   Finance Dept.		Amount	Account	Approved
	1			
	2			
	3			
	4			
	Total	\$20,432.58	Estimate of mitigation fees collected from small businesses	

**City Clerk's Office Legislative Tracking:**

Henry Johnson

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
		

AGENDA ITEM R7K  
DATE 9-10-03



# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.miamibeachfl.gov



## COMMISSION MEMORANDUM

**To:** Mayor David Dermer and  
Members of the City Commission

**Date:** September 10, 2003

**From:** Jorge M. Gonzalez  
City Manager

**Subject:** **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA ADOPTING A CONCURRENCY MANAGEMENT PROGRAM AND POLICY EXEMPTING SMALL BUSINESSES OPERATING WITHIN EXISTING STRUCTURES FROM TRANSPORTATION CONCURRENCY MITIGATION FEES IF SUCH BUSINESSES GENERATE LESS THAN 100 TRIPS PER DAY, ASSESSING FEES ON A DIMINISHING SLIDING SCALE FOR SUCH BUSINESSES GENERATING BETWEEN 100 AND 150 TRIPS PER DAY, PROVIDING CREDIT FOR BUSINESSES GENERATING MORE THAN 150 TRIPS PER DAY UNDER CERTAIN CIRCUMSTANCES, AND PROVIDING THAT SAID PROGRAM AND POLICY BE EFFECTIVE AS OF JANUARY 1, 2003.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution

### ANALYSIS

Based on challenges faced by small businesses attempting to open in the City, within existing buildings and structures, along with the cost of complying with the City's concurrency requirements for traffic circulation and roadway level of service (LOS), the Administration and the Ad Hoc Citizens Concurrency Advisory Committee recommend the following: That the City consider adopting policies and programs which would allow small businesses, whose trip generation and site demand have been determined to be minor in nature, either to be exempted from concurrency, or to satisfy transportation concurrency requirements through mitigation fee payment based on a diminishing sliding scale.

The recommended policy would provide a complete transportation concurrency fee exemption for small businesses operating within existing structures generating less than 100 vehicle trips per day. Small businesses operating within existing structures that generate between 100 and 150 vehicle trips per day would be eligible for an exemption that reduces proportionately from 100% to 0%. Businesses that generate more than 150 vehicle trips per day will receive credit for the last use.

In developing specific exemption program elements, it was determined that the shift of concurrency mitigation fees from small businesses to larger development projects is not permitted by the Florida Department of Community Affairs (DCA). In addition, issues involving changes to adopted concurrency management systems and/or levels of service require review and approval by DCA.

After review and approval by DCA, the Administration has determined that the adoption of a small business exemption program would be compatible with state law; should not be detrimental to the ongoing implementation of the Miami Beach Municipal Mobility Plan (MMP), provided that the level of MMP mitigation project funding is not reduced or diminished by the adoption of said programs or policies; and the City-adopted LOS "D" for the Miami Beach Transportation Concurrency Management Areas (TCMAs) is maintained and not degraded.

On April 21, 2003, the Land Use and Development Committee made a motion to accept the proposal for a small business exemption retroactive to January 1, 2003, for those businesses that qualify as small businesses. Such businesses will be reevaluated to determine if they are eligible for a full or partial refund of the transportation mitigation portion of the fee. In a typical year, there is an average of 72 applicants. To date, in calendar year 2003, 15 of the 79 applicants would qualify for the small business exemption. The reduction in concurrency mitigation fees collected from these 15 businesses would be \$20,432.58 of the \$1,574,765.40 collected during calendar year 2003. The reduction in these fees will be replaced by other sources secured by the City.

On July 29, 2003, the Planning Board made a motion to accept the proposal for a small business exemption retroactive to January 1, 2003, for those businesses that qualify as small businesses.

After the approval of the enabling Ordinance that is also on the September 10, 2003 meeting agenda, a companion Resolution is required to adopt the program and policy that would implement the exemption, diminishing sliding scale, and credit relative to the Transportation Concurrency Mitigation Fees for commercial businesses.

### **RECOMMENDATION**

After approval of the Ordinance, approve the companion Resolution.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA ADOPTING A CONCURRENCY MANAGEMENT PROGRAM AND POLICY EXEMPTING SMALL BUSINESSES OPERATING WITHIN EXISTING STRUCTURES FROM TRANSPORTATION CONCURRENCY MITIGATION FEES IF SUCH BUSINESSES GENERATE LESS THAN 100 TRIPS PER DAY, ASSESSING FEES ON A DIMINISHING SLIDING SCALE FOR SUCH BUSINESSES GENERATING BETWEEN 100 AND 150 TRIPS PER DAY, PROVIDING CREDIT FOR BUSINESSES GENERATING MORE THAN 150 TRIPS PER DAY UNDER CERTAIN CIRCUMSTANCES, AND PROVIDING THAT SAID PROGRAM AND POLICY BE EFFECTIVE AS OF JANUARY 1, 2003.**

**WHEREAS,** certain challenges are faced by small commercial businesses attempting to open in the City within existing structures, including the cost of complying with the City's concurrency requirements for traffic circulation and roadway level of service (LOS); and

**WHEREAS,** the City is authorized, via the passage of the attached Ordinance and the review and approval of the Department of Community Affairs, to adopt by resolution programs and policies allowing for transportation concurrency exemptions, a sliding scale, and/or credits for small businesses operating within existing structures; and

**WHEREAS,** such programs and policies may be adopted by the City, provided that the level of funding for the Miami Beach Municipal Mobility Plan (MMP) mitigation project is not reduced or diminished by the adoption of said programs or policies and the City-adopted LOS "D" in the Miami Beach Transportation Concurrency Management Areas (TCMA's) is maintained and not degraded; and

**WHEREAS,** in order to address the above stated concerns of small commercial businesses, the following program and policy should be adopted by the City Commission:

1. Small businesses operating within existing structures that generate less than 100 trips per day shall be exempt from the Transportation Concurrency Mitigation Fees only. The Florida Statutes do not allow for exemptions as to potable water, sewer, solid waste, drainage, and parks/recreation concurrency requirements.
2. Transportation Concurrency Mitigation Fees for small businesses operating within existing structures that generate between 100 and 150 trips per day, will be assessed on a diminishing sliding scale. The fee will be calculated by multiplying the sliding scale percentage against the difference of the last legal use and the total trips generated from that land use. There will be no fee waiver for businesses generating more than 150 trips per day.

3. Businesses operating within existing structures generating more than 150 trips per day will only receive credit for the last legal use of the property; and

**WHEREAS**, the adoption of the above stated program and policy (a) will not reduce or diminish the level of funding for the MMP mitigation project and (b) will have a minor impact on the existing roadway LOS in that the City-adopted LOS "D" for the TCMA's will be maintained and not degraded; and

**WHEREAS**, the Administration and the Ad Hoc Citizens Concurrency Advisory Committee has recommended that the City consider adopting policies and programs which would allow small businesses, whose trip generation and site demand have been determined to be minor in nature, either to be exempted from concurrency, or to satisfy transportation concurrency requirements through mitigation fee payment based on a diminishing sliding scale; and

**WHEREAS**, the program and policy stated herein should be effective as of January 1, 2003.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the above stated concurrency management program and policy exempting small businesses operating within existing structures that generate less than 100 trips per day from Transportation Concurrency Mitigation Fees, assessing fees on a diminishing sliding scale for small businesses generating between 100 and 150 trips per day, and providing credit, under certain circumstances, for businesses generating more than 150 trips per day, shall be effective as of January 1, 2003.


**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

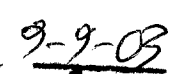
\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**


  
\_\_\_\_\_  
City Attorney

  
\_\_\_\_\_  
Date



**CITY OF MIAMI BEACH  
OFFICE OF THE MAYOR & COMMISSION  
MEMORANDUM**

**TO: JORGE M. GONZALEZ  
CITY MANAGER**

**FROM: SIMON CRUZ   
COMMISSIONER**

**DATE: SEPTEMBER 8, 2003**

**RE: EMERGENCY AGENDA ITEM**

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Please place on the September 10<sup>th</sup> City Commission Agenda for discussion a request to air "State of Latin Entertainment Industry" on Channel 20.

SC/ml

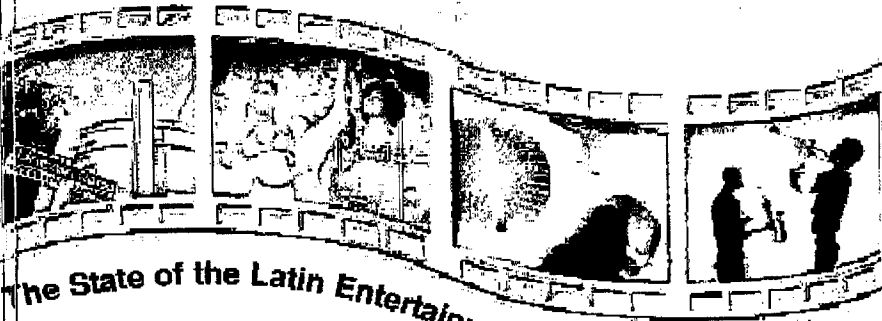
Attachment

Agenda Item

R9F

Date

9-10-03



MIAMI  
BEACH  
CHAMBER OF  
COMMERCE



September 8, 2003.

To: City of Miami Beach

Re: Request to Air "State of Latin Entertainment Industry" on Channel 20

The State of Latin Entertainment Industry should be aired on channel 20 because it is an event presented by both chambers, the Miami Beach Chamber and Miami Beach Latin Chamber of Commerce, in addition to be hosted by the *City's Production Industry Council*.

The event involves both chambers of commerce in Miami Beach, along with a City committee for the celebration of Hispanic Heritage Month, on October 21st.

Michael Aller will be the MC of the "Red Carpet" presentations

The Q&A panel is composed of:

Sony  
Universal  
William Morris  
Warner Chapell Music  
Clasnon

Miami Beach born and raised movie director Brett Ratner (Red Dragon, Rush Hour, Family Man, Money Talks, and many more) – giving his Hollywood perspective to Miami Beach  
Moderator: Variety Magazine

We are honoring Brett Ratner that day – because he is also making a donation to the City of Miami Beach's North Shore Park!!!!!! The Mayor & Commissioners are being asked to present him/acknowledge him with a proclamation or keys to the City. The State Film Office is invited also a sponsor.

Event will take place during lunch – 12 noon to 2 p.m. at Loews South Beach Hotel

This is not just a single "chamber of commerce event". It is held by the two legitimate chambers of Miami Beach, that proclaim their service to Miami Beach and not any other regional area.

*Julian Sinaes - Chairman - Entertainment Committee*

1620 DREXEL AVENUE

MIAMI BEACH, FLORIDA 33139

305.674.1414